

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



ITEM: 3.53
(ID # 17841)

MEETING DATE:

Tuesday, December 14, 2021

FROM : TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA):

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY: Introduction of Ordinance No. 458.17, Amending Riverside County Ordinance No. 458 (Regulating Special Flood Hazard Areas and Implementing the National Flood Insurance Program (NFIP)) to Provide Consistency between Ordinance No. 458 and the NFIP; Revision to other Provisions of the Ordinance in Order to Streamline Development Process in a Floodplain. Set a Public Hearing Date on January 25, 2022. All Districts. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Introduce, read title, and waive further reading of, and adopt on successive weeks Ordinance No. 458.17, 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;
2. Direct the Clerk of the Board to publish the summary of the ordinance pursuant to California Government Code Section 25124(b); and
3. Set a Public Hearing on January 25, 2022, or as soon thereafter, for Adoption of Ordinance No. 458.17

ACTION:Set for Hearing, Policy

A handwritten signature in blue ink, appearing to read "Jason Uhley".

Jason Uhley, GENERAL MGR-CHF FLD CNTRL ENG

11/30/2021

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended; the above Ordinance is approved as introduced with a waiver of reading, and is set for public hearing on Tuesday, January 25, 2022, at 9:30 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: December 14, 2021
xc: TLMA, COB

Kecia R. Harper
Clerk of the Board

By: Deputy

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

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 hazard 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 7, 2021 (MT 17675, Agenda Item 3.57), 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 NFIP and to provide other administrative revisions for consistency, clarification and direction.

The current Ordinance No. 458 Amendment includes three types of revisions:

1. Revisions requested by FEMA
2. Revisions to DWR Special Flood Hazards Area
3. Revisions to District Special Studies

FEMA Revisions:

FEMA requested changes to the current Ordinance No. 458 to maintain the Ordinance and Riverside County's compliance with the NFIP. Revisions to the Ordinance will provide consistency, clarification, direction for administering regulations and will maintain the Riverside County's compliance with the NFIP.

DWR Revisions:

The Department of Water and Resources (DWR) revisions focus on updating the special flood hazard zone area in eleven (11) watercourses located in various areas within unincorporated Riverside County, including one for the Good Hope area. These revisions are based on better data, including updated topography and hydrology and hydraulics studies. See Attachment A for maps of the revised floodplains.

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The eleven (11) watercourses including the Good Hope area are currently regulated by approximate floodplains that were defined by DWR and were previously adopted by the Board and incorporated into as such in the Ordinance. Upon Board approval, these DWR floodplains will be replaced with the more accurate hazard areas and will provide better guidance for development.

Special Studies Revisions:

The revision to the special studies includes updating the Tualata Creek Flood Hazard Study based on updated hydrology and hydraulics information. Also, the District is proposing to remove the Cactus Valley Special Study and the Oasis Special Study since these studies have recently been updated, adopted and displayed on the FEMA Special Flood Hazard Area.

Interactive Map Revisions:

The proposed revisions mentioned above will be displayed on the Special Flood Hazard Areas in the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>.

Ordinance No. 458.17 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 the NFIP.

The Riverside County Department of Building and Safety is responsible for building permit processing and inspections. For this Ordinance, the Director of the Riverside County 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 to the Ordinance has been reviewed and approved as to form by County Counsel.

Impact on Residents and Businesses

Residents and businesses will be better informed about existing flood and erosion hazards. New development will be required to address these hazards when constructing improvements. Long-term impacts will be less damaging due to flooding and reduced instability in the flood hazard area.

SUPPLEMENTAL:

Additional Fiscal Information

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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 Riverside County Department of Building and Safety. No general fund dollars are allocated for this effort.

Contract History and Price Reasonableness

N/A.

Attachments

Ordinance No. 458.17

Redline Ordinance No. 458.17

Attachment A. Flood Hazards Exhibits

Summary of Ordinance No. 458.17

P8/241222

HAE:rlp



Jason Farin, Principal Management Analyst

12/8/2021



Gregory L. Priamos, Director County Counsel

12/2/2021

COPY

ORDINANCE NO. 458.17

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

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

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

"ORDINANCE NO. 458"

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

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

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

- a. The flood hazard areas of the County of Riverside are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption in commerce and governmental services, extraordinary public expenditures for flood protection and relief from flooding, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.
- b. When floodplains are developed without taking appropriate care and precautions, flood heights, frequencies, and velocities increase, causing a greater threat to humans, damage to property, destruction of natural floodplain functions and adverse impacts to water quality.
- 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 (NFIP), Title 42 United States Code Section 4001, et seq. and Code of

1 Federal 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
25 March 1, 2018 or the latest version thereafter). Means and refers to a form
26 used for recording the finished floor elevations and adjacent ground of a
27 building.

28 m. Encroachment. Means and refers to activities or construction within the

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

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

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

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

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

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

28 s. Floodplain Administrator. Means and refers to the Director, or his

1 designee, of the Department of Building and Safety for the County of
2 Riverside.

3 t. Floodproofing Means and refers to any combination of structural and
4 nonstructural additions, changes, or adjustments to structures which reduce
5 or eliminate flood damage to real estate or improved real property, water
6 and sanitary facilities, structures, and their contents. For guidelines on dry
7 and wet floodproofing, see FEMA Technical Bulletins TB 1-93, TB 3-93,
8 and TB 7-93.

9 u. Floodway. Means and refers to the channel of a river or other watercourse
10 and adjacent land areas necessary to discharge the waters from the 100-Year
11 Flood without increasing the water surface elevation of that flood more than
12 one foot at any one point; or that area identified by the United States
13 Department of the Interior, Bureau of Reclamation as required to safely
14 convey the levee-design flood of the Colorado River.

15 v. Fraud and Victimization. As related to Section 11 of this ordinance and for
16 the purpose of variances from these regulations or the building code, the
17 intentional use of deceit to deprive another of rights or property, making a
18 victim of the deprived person or the public. As it pertains to buildings
19 granted variances to be constructed below the elevation required by the
20 building code, future owners or tenants of such buildings and the
21 community as a whole may bear the burden of increased risk of damage
22 from floods, increased cost of flood insurance, and increased recovery costs,
23 inconvenience, danger, and suffering.

24 w. Highest Adjacent Grade. Means and refers to the highest natural elevation
25 of the ground surface prior to construction next to the proposed walls of a
26 structure.

27 x. Historic Structure. Means and refers to any structure that is:

28 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 area (including basement). An unfinished or flood resistant enclosure,

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

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

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

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

- 1 ff. Mean Sea Level. Means and refers to the National Geodetic Vertical
2 Datum (NGVD) of 1929, North American Vertical Datum of 1988 (NAVD
3 88), or other datum, to which base flood elevations are referenced.
- 4 gg. New Construction. Means and refers to structures for which the "Start of
5 Construction" commenced on or after April 15, 1980, the effective date of
6 the County's initial FIRM, and includes any subsequent improvements to
7 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, the effective date of the County's first
14 adopted floodplain management ordinance.
- 15 ii. RCFC&WCD. Means and refers to the Riverside County Flood Control
16 and Water Conservation District, a special district created under California
17 law.
- 18 jj. Recreational Vehicle. Means and refers to a vehicle which is (i) built on a
19 single chassis; (ii) 400 square feet or less when measured at the largest
20 horizontal projection; (iii) designed to be self-propelled or permanently
21 towable by a light duty truck; and (iv) designed primarily not for use as a
22 permanent dwelling but as temporary living quarters for recreational,
23 camping, travel, or seasonal use.
- 24 kk. Separate Application. An additional floodproofing permit application will
25 be required when processing an application for development permit for land
26 which lies within the special flood hazard area of any map referred to in
27 Section 5 of this ordinance.
- 28 ll. Special Flood Hazard Area (SFHA). Means and refers to an area in the

1 floodplain subject to a one percent (1%) or greater chance of flooding in
2 any given year. It is shown on an FHBM or FIRM as Zone A, AO,
3 A1-A30, AE, A99, or, AH. This includes floodplains, flood boundaries and
4 flood hazards within the studies listed in Section 5.

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

24 nn. Structure. Means for floodplain management purposes, a walled and roofed
25 building, including a gas or liquid storage tank that is principally above
26 ground, as well as a manufactured home.

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
23 hazard areas within the unincorporated areas and within the jurisdiction of the County of
24 Riverside on file at RCFC&WCD headquarters and shown on the Public Flood Hazard
25 Determination Interactive Map found at <http://rcflood.org>. These special flood hazard
26 areas incorporate:

- 27 a. The "Flood Insurance Study: Riverside County, California Unincorporated Areas"
28 dated April 15, 1980, and all subsequent amendments and revisions, and the

1 accompanying Flood Insurance Rate Maps (FIRMs) dated April 15, 1980, and all
2 subsequent amendments and revisions to such maps, are hereby adopted by
3 reference as a part of these regulations and serve as the basis for establishing flood
4 hazard areas. Where the building code establishes flood hazard areas, such areas are
5 established by this section. Additional maps and studies, when specifically
6 adopted, supplement the Flood Insurance Study and FIRMs to establish additional
7 flood hazard areas. Maps and studies that establish flood hazard areas are on file at
8 the Riverside County Flood Control and Water Conservation District located at
9 1995 Market Street, Riverside, California 92501.

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

- 12 1. San Gorgonio River and Smith Creek, June 1973.
- 13 2. San Gorgonio River and Tributaries, October 1974.
- 14 3. Warm Springs Creek, February 2003.

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

- 20 1. Cabazon Flood Study, Flood Hazard Areas, June 1980.
- 21 2. Lakeview & Sierra Vista Tracts, 100-year Floodplain Limits,
22 October 1990.
- 23 3. Tocalota Creek, November 2021.
- 24 4. Long Valley Wash, October 2002.
- 25 5. Juniper Flats Floodplain, May 2006.
- 26 6. Coldwater Canyon Wash Flood Hazard Study, January 2018
- 27 7. Good Hope Study, October 2019

- 1
- 2 d. The flood hazard areas as shown on the Awareness Maps that were prepared
- 3 by the Department of Water Resources and received by RCFC&WCD on
- 4 July 25, 2011, including any amendments, revisions or additions thereto that
- 5 are hereafter adopted by resolution of the Board of Supervisors after a
- 6 public hearing on the proposed adoption per the provisions of Section 9 of
- 7 this ordinance.
- 8 e. The flood hazard areas shown on the map prepared as part of the "Flood
- 9 Plain Information, Colorado River, Palo Verde Dam to Imperial Dam"
- 10 dated October 1974, for that area between the Palo Verde Diversion Dam
- 11 and Taylor Ferry; or on any Flood Insurance Rate Maps and Flood Hazard
- 12 Boundary Maps, including any amendments or additions thereto that
- 13 hereafter go into effect pursuant to the provisions of the applicable Federal
- 14 Law for the Colorado River.
- 15 f. Any maps of flood hazard areas hereafter adopted by resolution of the
- 16 Board of Supervisors after a public hearing on the proposed adoption.

17 Section 6. ADMINISTRATION. Notwithstanding the provisions of any other

18 ordinance to the contrary, within the special flood hazard areas shown on the maps referred

19 to in Section 5, no structure, including flow obstructing structures, shall be constructed,

20 located or substantially improved and no land shall be graded, filled or developed, and no

21 permit or approval shall be granted therefor, unless it complies with all the applicable

22 requirements of this ordinance and all other applicable ordinances. If there is any conflict

23 in or between the requirements of this ordinance and another ordinance, the more stringent

24 requirements shall apply. If there is any conflict between the maps referred to in Section 5

25 of this ordinance the more stringent requirements shall apply.

- 26 a. Abrogation and Greater Restrictions. These regulations supersede any
- 27 ordinance in effect in flood hazard areas. However, these regulations are not
- 28 intended to repeal, abrogate or impair any existing ordinances including

land development regulations, subdivision regulations, zoning ordinances, stormwater management regulations, or building codes, nor any existing easements, covenants, or deed restrictions. In the event of an overlap or conflict between these regulations and any other ordinance, code, regulation, easement, covenant, or deed restriction, the more restrictive shall govern.

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

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

1. Permit Review. Review all development permit applications to:
 - a) Determine if permit requirements of this ordinance have been satisfied; and
 - b) Make substantial improvement and substantial damage of existing structures determinations; and
 - c) Assure that 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.
- d. 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.
- e. 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. Obtain and maintain a record of all applications reviewed and approved including the application form, accompanying plans and Elevation Certificate. In addition to the requirements of the building code and these regulations, and regardless of any limitation on the period required for retention of public records, the Floodplain Administrator shall maintain and permanently keep and make available for public inspection all records that are necessary for the administration of these regulations and the flood provisions of the building codes, including Flood Insurance Studies and Flood

1 Insurance Rate Maps; documents from FEMA that amend or revise
2 FIRMs; records of issuance of permits and denial of permits;
3 determinations of whether proposed work constitutes substantial
4 improvement or repair of substantial damage; required certifications
5 and documentation specified by the building codes and these
6 regulations; notifications to adjacent communities, FEMA, and the
7 State related to alterations of watercourses; assurance that the flood
8 carrying capacity of altered waterways will be maintained;
9 documentation related to variances, including justification for
10 issuance or denial; and records of enforcement actions taken
11 pursuant to these regulations and the flood resistant provisions of the
12 building codes.

- 13 3. Obtain and maintain record of floodproofing per 44 CFR
14 60.3(b)(5)(ii) and (iii) and the elevation of the lowest floor
15 (including basement) of all new and substantially improved
16 structures.
- 17 4. Obtain, review and reasonably utilize any base flood elevation and
18 floodway data available. Calculating base flood elevation, if
19 necessary.
- 20 5. Issue a report recommending approval, with conditions or
21 modifications, or denial of the proposed separate application plan.
- 22 6. Make interpretations where needed, as to the exact location of the
23 boundaries of the special flood hazard areas.
- 24 7. For RCFC&WCD only, RCFC&WCD shall:
 - 25 a) Maintain a record of floodplain maps and supporting
26 documentation for the special flood hazard areas included in
27 Section 5; and
 - 28 b) Complete and submit a Biennial Report to FEMA.

1 Section 7. PROCEDURE.

2 a. Insofar as it is feasible, it is intended that the requirements of this ordinance
3 shall be integrated into the processing of applications for development
4 permits under other County Ordinances including, but not limited to,
5 Ordinances Nos. 348, 369, 457, 460 and 555. When the information
6 required, or the procedures involved, in the processing of such applications
7 is not sufficient to assure compliance with the requirements of this
8 ordinance, a separate application shall be filed as hereinafter provided.

9 b. Whenever an application for a permit involves land which lies within the
10 special flood hazard area of any map referred to in Section 5 of this
11 ordinance, the Floodplain Administrator that accepts the application shall
12 determine if a separate application shall be filed.

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

21 2. If a permit would allow the location of any structure, new
22 construction or substantial improvement thereto, or allow the
23 alteration of land by grading or otherwise, or allow the placement of
24 a recreational vehicle pursuant to section 8.a.9 of this ordinance, and
25 the existing permit procedure does provide for a specific and still
26 appropriate recommendation by the RCFC&WCD or CVWD, a
27 separate application shall be filed by the applicant accompanied by a
28 5.5-hour minimum fee set forth in Ordinance No. 671 Section 17B

1 to begin review.

- 2 3. If a permit would allow for an attached deck or enclosed patio, a
3 separate application shall be filed by the applicant accompanied by a
4 5.5-hour minimum fee set forth in Ordinance No. 671 Section 17B
5 to begin review.

- 6 c. Whenever an application for a permit involves land which lies within the
7 special flood hazard area of any map referred to in Section 5.c.7 of this
8 ordinance, the Floodplain Administrator that accepts the application shall
9 determine if a separate application shall be filed.

- 10 1. If a permit would allow the location of any structure, new
11 construction or substantial improvement thereto, or allow the
12 alteration of land by grading or otherwise, or allow the placement of
13 a recreational vehicle pursuant to section 8.a.9 of this ordinance, and
14 the existing permit procedure does not otherwise provide for a
15 specific and still appropriate, recommendation by RCFC&WCD or
16 CVWD, a separate application shall be filed by the applicant
17 accompanied by a 5.5 hour minimum fee as set forth in Ordinance
18 No. 671 Section 17B.

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

- 22 d. All separate applications shall be filed with the Floodplain Administrator
23 that accepts the basic application and shall be accompanied by a fee as set
24 forth in Ordinance No. 671. Sites on noncontiguous parcels shall require
25 separate submittals. Each application shall contain plans that, at a
26 minimum, include the following:

- 27 1. A plat map drawn to scale of the property proposed to be developed
28 showing location, type and use of any structures proposed, base

flood elevation data, floodways and floodplains, including adjoining properties necessary to be shown for continuity.

2. Elevation contours, with maximum interval of:

SLOPE	INTERVAL
-------	----------

0 – 2.99%	1'
-----------	----

3 – 9.99%	4'
-----------	----

10% plus	10'
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3. Elevations, in relation to the 1988 North American Vertical Datum, of the area to be developed, including adjoining properties necessary to be shown for continuity. The elevation, in relation to the 1988 North American Vertical Datum, of the lowest floor (including basement) of all new or substantially improved structures, and whether or not such structures contain a basement shall be stated.

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

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

- e. Upon acceptance of both applications as being complete for filing, the Floodplain Administrator shall forward copies of the basic application and the separate application to the RCFC&WCD, unless the proposed development lies within the area jurisdiction of the CVWD, in which case it shall be forwarded to said District.

- f. Within thirty (30) days of receipt thereof, the RCFC&WCD or CVWD,

1 respectively, shall determine if any further information is required in order
2 to process the application and, if required, shall inform the applicant or his
3 representative by regular mail of the need for additional information.
4 RCFC&WCD and CVWD shall review and process separate applications
5 within their respective jurisdictions as provided herein.

- 6 g. When base flood elevation data has not been provided through the maps
7 referred to in Section 5, the RCFC&WCD or CVWD shall obtain, review,
8 and reasonably utilize any base flood elevation and floodway data available
9 from a federal or state agency, or other source, in order to administer
10 Section 8.

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

- 19 h. Within thirty (30) days after determining that all required information has
20 been obtained, the RCFC&WCD or CVWD shall issue a report approving,
21 with conditions or modifications, or denying the proposed plan.
- 22 i. The applicant shall submit to RCFC&WCD or CVWD certifications,
23 including but not limited to Elevation Certificates, to satisfy the conditions
24 as referenced in 7g, prior to the issuance of any subsequent building
25 permits.
- 26 j. The RCFC&WCD and CVWD shall maintain a record of all applications
27 reviewed and approved pursuant to this ordinance. Said record shall consist
28 of the application form, accompanying plans and Elevation Certificate.

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

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

6 1. All permit applications shall be reviewed to determine whether
7 proposed building sites will be reasonably safe from flooding. All
8 new structures, new construction and substantial improvements to
9 existing structures shall:

10 a) Be designed (or modified) and adequately anchored to
11 prevent flotation, collapse, or lateral movement of the
12 structure resulting from hydrodynamic and hydrostatic loads,
13 including the effects of buoyancy.

14 b) Be constructed with materials resistant to flood damage.

15 c) Be constructed by methods and practices that minimize flood
16 damages.

17 d) Be constructed per California Residential Code Section
18 R322.1.6 (Protection of mechanical, plumbing and electrical
19 systems) with electrical, heating, ventilation, plumbing, and
20 air conditioning equipment and other service facilities that
21 are designed or located so as to prevent water from entering
22 or accumulating within the components during conditions of
23 flooding.

24 e) Swimming pools shall:

25 1) Be constructed flush to the ground.

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

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

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

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

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

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

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

b) In the case of SFHA identified in Section 5.a of this ordinance, prior to grading, a Conditional LOMR has been issued by FEMA.

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

effective FIRM.

- d) All utilities and facilities, such as sewer, gas, electrical, propane tanks, and water systems are located and constructed to minimize or eliminate flood damage.
- e) Adequate drainage is provided within the lot to reduce exposure to flood hazards.
- f) All other required state and federal permits have been obtained.
- g) Alteration or relocation of a watercourse: Notify adjacent communities prior to alteration or relocation. Submit evidence of such notification to FEMA.

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

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

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

- a) Be elevated on a permanent foundation such that the lowest floor complies with California Residential Code Section R322 Flood-Resistant Construction; and
- b) Be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

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

20 9. All recreational vehicles to be placed shall:

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

24 Otherwise, recreational vehicles shall meet the separate application
25 requirements of Section 8.b). and the elevation and anchoring
26 requirements for manufactured homes in section 8.a., subsection 8.
27 A recreational vehicle is ready for highway use if it is on its wheels
28 or jacking system, is attached to the site only by quick disconnect

1 type utilities and security devices, and has no permanently attached
2 additions.

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

9 11. All new construction and substantial improvements of nonresidential
10 structures shall either:

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

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

19 12. For all new construction and substantial improvements, fully
20 enclosed areas below the lowest floor that are subject to flooding
21 shall be designed to automatically equalize hydrostatic flood forces
22 on exterior walls by allowing for the entry and exit of floodwaters
23 per standards in California Residential Code Section R322.2.2
24 Enclosed area below design flood elevation. A minimum of two
25 openings having a total net area of not less than one square inch for
26 every square foot of enclosed area subject to flooding shall be
27 provided. The bottom of all openings shall be no higher than one
28 foot above grade. Openings may be equipped with screens, louvers,

1 valves, or other coverings or devices provided that they permit the
2 automatic entry and exit of floodwaters. The minimum opening size
3 shall not be less than 3 inches in any direction in the plane of the
4 wall.

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

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

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

20 b) Together with attendant utility and sanitary facilities, be
21 completely flood proofed to that level so that the structure is
22 watertight with walls substantially impermeable to the
23 passage of water and with structural components having the
24 capability of resisting hydrostatic and hydrodynamic loads
25 and the effects of buoyancy.

26 15. Within any AH and AO zones on the Flood Insurance Rate Maps,
27 adequate drainage paths around structures on slopes, to guide
28 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. Require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary to maintain the Flood Insurance Rate Maps when the analyses indicate changes in base flood elevations, flood hazard area boundaries, or floodway designations. These submissions shall be made within 6 months of such data becoming available.
18. 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.
19. All proposed development applications shall be reviewed to assure

1 that all necessary permits have been received from those
2 governmental agencies from which approval is required by Federal
3 or State law.

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

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

14 22. No land shall be graded, filled, altered or modified within the
15 RCFC&WCD and CVWD joint boundary of the Whitewater River
16 Stormwater Channel SFHA, except upon review and approval by
17 both CVWD and RCFC&WCD. The proposed plan shall include a
18 hydraulic analysis demonstrating that the proposal will not result in
19 any increase in flood levels during the occurrence of the base flood
20 discharge or affect levee criteria as set forth by 44 CFR 65.10 or as
21 determined by the RCFC&WCD and CVWD. If a proposed plan
22 qualifies for approval by both CVWD and RCFC&WCD, it shall
23 then meet all the requirements necessary for approval of a permit in
24 a SFHA as per Section 8.a and/or Section 8.b.

25
26 b. Floodways.

27 1. No structure shall be constructed, located or substantially improved
28 and no land shall be graded, filled or developed in the areas

1 designated as floodways, except upon approval of a plan which
2 provides that the proposed development will not result in any
3 increase in flood levels during the occurrence of the base flood
4 discharge. If a proposed permit qualifies for approval in the
5 floodway, it shall then meet all the requirements necessary for
6 approval of a permit in a Special Flood Hazard Area or floodplain.

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

15 3. Colorado River Floodway – development within the Colorado River
16 floodway shall meet the requirement of both NFIP and the Colorado
17 River Flood Protection Act.

18 Section 9. REVISION TO SPECIAL FLOOD HAZARD AREAS (SFHA). This
19 section applies to revisions, amendments and adoptions of those SFHA identified in SECTION
20 5.b, 5.c and 5.d of this ordinance.

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

23 1. The proposed revision will be placed on the Board of Supervisors agenda for
24 a public hearing.

25 2. The Floodplain Administrator shall reflect the limits of the revised SFHAs
26 in the Public Flood Hazard Determination Interactive Map after adoption of the
27 resolution.

28 b. When a subdivision/development proposal affected by the SFHA affected in

1 5.b, 5.c and 5.d of this ordinance is submitted to the County, the following shall
2 apply:

- 3 1. The applicant shall submit a hydraulic analysis accompanied by the
4 requisite work maps and exhibits showing the impacts of the
5 development to those SFHAs prior to issuance of conditions of
6 approval.
- 7 2. The Public Hearing scheduled for the proposed land
8 division/development shall serve as the intent to revise those SFHAs
9 affected by the development proposal.
- 10 3. The applicant shall submit final exhibit showing the revisions to the
11 map, after completion of constructing improvements impacting SFHAs
12 and prior to issuance of occupancy.
- 13 4. The Floodplain Administrator shall reflect the limits of the revised
14 SFHAs in the Public Flood Hazard Determination Interactive Map after
15 receipt of final exhibit.

16
17 Section 10. APPEALS.

- 18 a. An applicant, or any interested party, shall have the right to appeal the
19 decision or determination by Floodplain Administrator that is made on an
20 application if appellant believes that an error has been made in the
21 recommendation by the RCFC&WCD or CVWD. The decision of the
22 Floodplain Administrator shall be considered final unless the applicant or
23 an interested party files an appeal with the Clerk of the Board of
24 Supervisors accompanied by the fee set forth in County Ordinance No. 671
25 within ten days after the decision or determination.
- 26 b. If a timely appeal is filed, the Clerk of the Board shall set a public hearing
27 for the matter to be heard before the Board of Supervisors of the County of
28 Riverside ("Board") not less than five (5) but not more than forty-five (45)

1 days thereafter and shall give notice, by mail no less than ten (10) days prior
2 to the hearing, to the applicant, the appellant, the Floodplain Administrator
3 with whom the application was originally filed and the applicable General
4 Manager-Chief Engineer of the RCFC&WCD or CVWD. The Board shall
5 render its decision on the matter upon the close of the public hearing on the
6 matter.

- 7 c. Appeals may be granted by the Board if the Board finds that there has been
8 an error in any requirement, decision or determination relating to the
9 application for the permit. The Board may reverse or affirm, wholly or
10 partly, or may modify the decision appealed from and the Board's decision
11 is final.

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

- 15 a. Basis for Variance. The issuance of a variance pursuant to this ordinance is
16 for floodplain management purposes only. Insurance premium rates are
17 determined by statute according to actuarial risk and will not be modified
18 by the granting of a variance. The variance criteria set forth in this section
19 of the ordinance are based on the general principle of zoning law that
20 variances pertain to a piece of property and are not personal in nature. A
21 variance may be granted for a parcel of property with physical
22 characteristics so unusual that complying with the requirements of this
23 ordinance would create an exceptional hardship to the applicant or the
24 surrounding property owners. The characteristics must be unique to the
25 property and not be shared by adjacent parcels. The unique characteristic
26 must pertain to the land itself, not to the structure, its inhabitants, or the
27 property owners. The need to help protect the citizens of Riverside County
28 from flooding is so compelling and the implications of the cost of insuring a

1 structure built below flood level are so serious that variances from the flood
2 elevation or from other requirements in the flood ordinance are quite rare.
3 The long-term goal of preventing and reducing flood loss and damage can
4 only be met if variances are strictly limited. Therefore, the variance
5 guidelines provided in this ordinance are more detailed and contain multiple
6 provisions that must be met before a variance can be properly granted. The
7 criteria are designed to screen out those situations in which alternatives
8 other than a variance are more appropriate.

9 b. Application Process. An application to request a variance shall be made to
10 the Floodplain Administrator, upon the form provided by the Department of
11 Building and Safety, accompanied by a fee as set forth in Ordinance No.
12 671. Upon receipt of a completed application, the Floodplain Administrator
13 shall request and obtain a technical recommendation from the RCFC&WCD
14 or CVWD. The Floodplain Administrator shall render its decision on the
15 matter within thirty (30) days after receipt of the report and
16 recommendation from RCFC&WCD or CVWD. Any applicant to whom a
17 variance is granted shall be given written notice that the cost of flood
18 insurance will be commensurate with the increased risk resulting from the
19 granting of the variance. Any applicant to whom a variance is granted shall
20 promptly record an instrument evidencing said variance with the Riverside
21 County Recorder's office. Said recordation shall be maintained until such
22 time that the applicable flood hazard area has been removed.

23 c. Conditions for Variances.

24 1. Generally, variances may be issued for new construction, substantial
25 improvement, and other proposed new development to be erected on
26 a lot of one-half acre or less in size contiguous to and surrounded by
27 lots with existing structures constructed below the base flood level,
28 providing that the procedures of this ordinance have been fully

1 considered. As the lot size increases beyond one-half acre, the
2 technical justification required for issuing the variance increases.

3 2. Variances may be issued for the repair or rehabilitation of "Historic
4 Structures" (as defined in section 4 of this ordinance) upon a
5 determination that the proposed repair or rehabilitation will not
6 preclude the structure's continued designation as an historic structure
7 and the variance is the minimum necessary to preserve the historic
8 character and design of the structure.

9 3. Variances shall not be issued within any mapped regulatory
10 floodway if any increase in flood levels during the base flood
11 discharge would result.

12 4. Variances shall only be issued upon a determination that the
13 variance is the "minimum necessary" considering the flood hazard,
14 to afford relief. "Minimum necessary" means to afford relief with a
15 minimum of deviation from the requirements of this ordinance.

16 5. Any applicant to whom a variance is granted shall be given written
17 notice over the signature of a community official that:

18 a) The issuance of a variance to construct a structure below the
19 base flood level will result in increased premium rates for
20 flood insurance; and

21 b) Such construction below the base flood level increases risks
22 to life and property. Applicant shall record, or caused to be
23 recorded, a copy of the notice in the Official Records of the
24 County of Riverside and shall be recorded in a manner so
25 that it appears in the chain of title of the affected parcel of
26 land. Applicant shall provide a conformed copy of the
27 recorded notice to the Floodplain Administrator prior to the
28 issuance of the permit to which the variance is approved.

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

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

6 1. That the approval of a variance was for good and sufficient cause
7 which amount to special circumstances applicable to the subject
8 property that does not generally apply to other property in the same
9 Special Flood Hazard Area.

10 2. That failure to grant the variance would result in exceptional
11 hardship to the applicant.

12 3. That the granting of a variance will not confer a special privilege not
13 enjoyed by other similarly situated properties.

14 4. That strict application of the ordinance deprives the property of
15 privileges enjoyed by other property in the vicinity and in the same
16 Special Flood Hazard Area.

17 5. That the granting of a variance will not result in increased flood
18 heights, additional threats to public safety, extraordinary public
19 expense, create nuisances, cause fraud on or victimize the public or
20 conflict with existing laws or ordinances.

21 6. That the variance is the minimum necessary, considering the flood
22 hazard, to afford relief.

23 e. Appeal. An applicant or interested party may appeal a decision by
24 Floodplain Administrator that is made on an application for a variance in
25 accordance with the procedures provided in Section 10 of this ordinance.

26 Section 12. DISCLAIMER OF LIABILITY. The degree of flood protection required
27 by this ordinance is considered reasonable for regulatory purposes and is based on scientific and
28 engineering considerations. Flood heights may be increased by man-made or natural causes, and this

1 ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such
2 areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of
3 the County of Riverside, any officer or employee thereof, or the Federal Insurance Administration or the
4 Riverside County Flood Control and Water Conservation District, or the Coachella Valley Water District,
5 for any flood damages resulting from reliance on this ordinance or any determination made thereunder.

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

9 Section 14. SEVERABILITY. If any provision, clause, sentence or paragraph of this
10 ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity
11 shall not affect the other provisions of this ordinance which can be given effect without the invalid
12 provision or application, and to this end, the provisions of this ordinance are hereby declared to be
13 severable."

14
15 Section 2. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its adoption.

16
17 BOARD OF SUPERVISORS OF THE COUNTY
18 OF RIVERSIDE, STATE OF CALIFORNIA

19 By: _____
20 KAREN SPIEGEL, Chair

21 ATTEST:
22 Kecia Harper-Ihem
23 CLERK OF THE BOARD

24 By: _____
25 Deputy

26 (SEAL)
27
28

1 APPROVED AS TO FORM

2 _____, 2022

3
4
5 By: _____
6 AARON C. GETTIS,
7 Deputy County Counsel
8
9

10 HAE:
11 P8\

1 ORDINANCE NO. 458.17

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 may result ~~results~~ in loss of life and property, health and
20 safety hazards, disruption in commerce and governmental services,
21 extraordinary public expenditures for flood protection and relief from
22 flooding, and impairment of the tax base, all of which adversely affect the
23 public health, 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 (NFIP), Title 42 United States Code Section 4001, et seq. and Code of

1 Federal 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 it 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 a 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
25 March 1, 2018 or the latest version thereafter). Means and refers to a form
26 used for recording the finished floor elevations and adjacent ground of a
27 building.
- 28 m. Encroachment. Means and refers to activities or construction within the

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

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

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

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

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

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

28 s. Floodplain Administrator. Means and refers to the Director, or his

designee, of the Department of Building and Safety for the County of Riverside.

t. Floodproofing Means and refers to any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. For guidelines on dry and wet floodproofing, see FEMA Technical Bulletins TB 1-93, TB 3-93, and TB 7-93.

u. Floodway. Means and refers to the channel of a river or other watercourse and adjacent land areas necessary to discharge the waters from the 100-Year Flood without increasing the water surface elevation of that flood more than one foot at any one point; or that area identified by the United States Department of the Interior, Bureau of Reclamation as required to safely convey the levee-design flood of the Colorado River.

v. Fraud and Victimization. As related to Section 9 11 of this ordinance and for the purpose of variances from these regulations or the building code, the intentional use of deceit to deprive another of rights or property, making a victim of the deprived person or the public. As it pertains to buildings granted variances to be constructed below the elevation required by the building code, future owners or tenants of such buildings and the community as a whole may bear the burden of increased risk of damage from floods, increased cost of flood insurance, and increased recovery costs, inconvenience, danger, and suffering. means that the variance granted must not cause fraud on or victimization of the public. In examining this requirement, Floodplain Administrator will consider the fact that every newly constructed building adds to government responsibilities and remains a part of the community for fifty to one hundred years. Buildings that are permitted to be constructed below the base flood elevation are subject

~~during all those years to increased risk of damage from floods, while future owners of the property and the community as a whole are subject to all the costs, inconvenience, danger, and suffering that those increased flood damages bring. In addition, future owners may purchase the property, unaware that it is subject to potential flood damage, and can be insured only at very high flood insurance rates.~~

w. Highest Adjacent Grade. Means and refers to the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

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.

1 This commonly includes the structure attachment of a bedroom, den,
2 recreational room and garage. If the lateral addition is attached through a
3 covered breezeway or similar structure open on two (2) or more sides, it
4 will not be included in the substantial improvement calculations and will be
5 conditioned to meet current floodproofing standards.

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

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

10 bb. Lowest Floor. Means and refers to the lowest floor of the lowest enclosed
11 area (including basement). An unfinished or flood resistant enclosure,
12 usable solely for parking of vehicles, building access or storage in an area
13 other than a basement area is not considered a building's lowest floor;
14 provided, that such enclosure is not built so as to render the structure in
15 violation of applicable non-elevation design requirements of Section 8 of
16 this ordinance.

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

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

25 ee. Market Value. Means and refers to the price agreed to be paid in an open
26 market by a willing buyer to a willing seller, with neither acting under
27 compulsion to buy or sell, giving due consideration to all economic uses of
28 the property at the time of the valuation. The market value of a structure

1 reflects its original quality, subsequent improvements, physical age of
2 building components and current condition. For the purposes of
3 determining substantial improvement, market value pertains only to the
4 structure in question. It does not pertain to the land, landscaping or
5 detached accessory structures on the property. Market value of the structure
6 will be obtained by the Floodplain Administrator using the assessed value
7 of the structure as shown on the last equalization assessment roll. The
8 resulting market value is intended to bring order and equity to the Separate
9 Application process which can be readily determined and administered
10 without undue delays to the applicant. Alternatively, the applicant can
11 submit a formal appraisal to determine the market value.

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

15 gg. New Construction. Means and refers to structures for which the "Start of
16 Construction" commenced on or after April 15, 1980, the effective date of
17 the county's initial FIRM July 5, 1979, and includes any subsequent
18 improvements to such structures.

19 hh. New Manufactured Home Park or Subdivision. Means and refers to a
20 manufactured home park or subdivision for which the construction of
21 facilities for servicing the lots on which the manufactured homes are to be
22 affixed (including at a minimum, the installation of utilities, either final site
23 grading or the pouring of concrete pads, and the construction of streets) is
24 completed on or after July 5, 1979, the effective date of the County's first
25 adopted floodplain management ordinance.

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

- 1 jj. Recreational Vehicle. Means and refers to a vehicle which is (i) built on a
2 single chassis; (ii) 400 square feet or less when measured at the largest
3 horizontal projection; (iii) designed to be self-propelled or permanently
4 towable by a light duty truck; and (iv) designed primarily not for use as a
5 permanent dwelling but as temporary living quarters for recreational,
6 camping, travel, or seasonal use.
- 7 kk. Separate Application. An additional floodproofing permit application will
8 be required when processing an application for development permit for land
9 which lies within the special flood hazard area of any map referred to in
10 Section 5 of this ordinance.
- 11 ll. Special Flood Hazard Area (SFHA). Means and refers to an area in the
12 floodplain subject to a one percent (1%) or greater chance of flooding in
13 any given year. It is shown on an FHBM or FIRM as Zone A, AO,
14 A1-A30, AE, A99, or, AH. This includes floodplains, flood boundaries and
15 flood hazards within the studies listed in Section 5.
- 16 mm. Start of Construction. Includes substantial improvement and other proposed
17 new development and means the date the building permit was issued,
18 provided the actual start of construction, repair, reconstruction,
19 rehabilitation, addition, placement, or other improvement was within one
20 hundred eighty (180) days from the date of the permit. The actual start
21 means either the first placement of permanent construction of a structure on
22 a site, such as the pouring of slab or footings, the installation of piles, the
23 construction of columns, or any work beyond the stage of excavation; or the
24 placement of a manufactured home on a foundation. Permanent
25 construction does not include land preparation, such as clearing, grading,
26 and filling; nor does it include the installation of streets and/or walkways;
27 nor does it include excavation for a basement, footings, piers, or
28 foundations or the erection of temporary forms; nor does it include the

1 installation on the property of accessory buildings, such as garages or sheds
2 not occupied as dwelling units or not part of the main structure. For a
3 substantial improvement, the actual start of construction means the first
4 alteration of any wall, ceiling, floor, or other structural part of a building,
5 whether or not that alteration affects the external dimensions of the
6 building.

7 nn. Structure. Means ~~for floodplain management purposes, a walled and roofed~~
8 ~~building, including a gas or liquid storage tank that is principally above~~
9 ~~ground, as well as a manufactured home, and refers to all buildings and~~
10 ~~structures, including agricultural buildings that require a registration~~
11 ~~certificate and manufactured homes; and their appurtenances such as gas or~~
12 ~~liquid storage tanks and flow obstructing walls or fences.~~

13 oo. Substantial Improvements/Substantially Improved. Means and refers to any
14 reconstruction, rehabilitation, addition, or other improvement of a structure,
15 in which the cost of this improvement equals or exceeds 50 percent of the
16 market value of the structure before the Start of Construction of the
17 proposed improvement. This term includes structures which have incurred
18 "Substantial Damage" (as it is hereinafter defined), regardless of the actual
19 repair work performed. The term does not include any alterations necessary
20 to comply with existing state or local health, sanitary or safety code
21 specifications or regulations, or any alterations of a structure listed on the
22 National Register of Historic Places or a State Inventory of Historic Places.

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

27 qq. Vertical Addition. Means and refers to when an addition is a full or partial
28 second floor. When a vertical addition meets the criteria for a substantial

1 improvement, the entire structure must be elevated since the existing
2 building provides the foundation for the addition.

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

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

13 a. ~~The Flood Insurance Study for the County of Riverside" with accompanying Flood~~
14 ~~Insurance Rate Maps and Flood Hazard Boundary Maps, prepared by the Federal~~
15 ~~Emergency Management Agency including any subsequent amendments, revisions~~
16 ~~or additions thereto that hereafter go into effect pursuant to the provisions of the~~
17 ~~applicable Federal law.~~

18 The "Flood Insurance Study: Riverside County, California Unincorporated Areas"
19 dated April 15, 1980, and all subsequent amendments and revisions, and the
20 accompanying Flood Insurance Rate Maps (FIRMs) dated April 15, 1980, and all
21 subsequent amendments and revisions to such maps, are hereby adopted by
22 reference as a part of these regulations and serve as the basis for establishing flood
23 hazard areas. Where the building code establishes flood hazard areas, such areas are
24 established by this section. Additional maps and studies, when specifically
25 adopted, supplement the Flood Insurance Study and FIRMs to establish additional
26 flood hazard areas. Maps and studies that establish flood hazard areas are on file at
27 the Riverside County Flood Control and Water Conservation District located at
28 1995 Market Street, Riverside, California 92501.

- 1 b. The flood hazard areas shown on the maps prepared by the U.S. Army
2 Corps of Engineers entitled:
- 3 1. San Gorgonio River and Smith Creek, June 1973.
4 2. San Gorgonio River and Tributaries, October 1974.
5 3. Warm Springs Creek, February 2003.
- 6 c. The special flood hazard areas shown on the following maps prepared for
7 Riverside County, including any amendments, revisions or additions thereto
8 that are hereafter adopted by resolution of the Board of Supervisors after a
9 public hearing on the proposed adoption per the provisions of Section 9 of
10 this ordinance:
- 11 ~~1. Cactus Valley, 100-year floodplain and Floodway limits, March~~
12 ~~1980.~~
- 13 1. Cabazon Flood Study, Flood Hazard Areas, June 1980.
14 2. Lakeview & Sierra Vista Tracts, 100-year Floodplain Limits,
15 October 1990.
16 3. Tucalota Creek, ~~October 1984~~ November 2021.
17 4. Long Valley Wash, October 2002.
18 5. Juniper Flats Floodplain, May 2006.
19 ~~6. "Flood Insurance Study for Oasis Area of the Coachella Valley,~~
20 ~~April 2003."~~
- 21 6.7 Coldwater Canyon Wash Flood Hazard Study, January 2018
22 7. Good Hope Study, October 2019.
- 23
- 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
13 to in Section 5, no structure, including flow obstructing structures, shall be constructed,
14 located or substantially improved and no land shall be graded, filled or developed, and no
15 permit or approval shall be granted therefor, unless it complies with all the applicable
16 requirements of this ordinance and all other applicable ordinances. If there is any conflict
17 in or between the requirements of this ordinance and another ordinance, the more stringent
18 requirements shall apply. If there is any conflict between the maps referred to in Section 5
19 of this ordinance the more stringent requirements shall apply.

20 a. Abrogation and Greater Restrictions. These regulations supersede any
21 ordinance in effect in flood hazard areas. However, these regulations are not
22 intended to repeal, abrogate or impair any existing ordinances including
23 land development regulations, subdivision regulations, zoning ordinances,
24 stormwater management regulations, or building codes, nor any existing
25 easements, covenants, or deed restrictions. In the event of an overlap or
26 conflict between these regulations and any other ordinance, code,
27 regulation, easement, covenant, or deed restriction, the more restrictive shall
28 govern.

1
2
3 a.b. Designation of the Floodplain Administrator. The Director of the
4 Department of Building and Safety for the County of Riverside, or his
5 designee, is hereby appointed to administer, coordinate, implement and
6 enforce this ordinance by granting or denying development permits in
7 accord with its provisions.

8 b.c. Duties and Responsibilities of the Floodplain Administrator. The duties and
9 responsibilities of the Floodplain Administrator shall include, but not
10 limited to the following:

- 11 1. Permit Review. Review all development permit applications to:
 - 12 a) Determine if permit requirements of this ordinance have
 - 13 been satisfied; and
 - 14 b) Make substantial improvement and substantial damage of
 - 15 existing structures determinations; and
 - 16 cb) Assure that all ~~All~~ other required state and federal permits
 - 17 have been obtained.
- 18 2. Assurance. Assure procedures are coordinated with other
19 departments/divisions and implemented by County staff and take
20 any remedial actions necessary to administer and implement this
21 ordinance.
- 22 3. Referrals. Refer public to RCFC&WCD or CVWD for review, use
23 and development of other Base Flood data.
- 24 4. Submittals. Forward separate applications to RCFC&WCD or
25 CVWD for technical review.
- 26 5. Notification. Notify other appropriate agencies of alteration or
27 relocation of watercourses, changes on Base Flood Elevations due to
28 physical alterations and changes in corporate boundaries.

1 6. Retention. Retain records of approved variances for floodplain
2 development.

3 7. Reimbursement. Reimburse RCFC&WCD and CVWD for any
4 review and input either agency provides on separate applications.

5 ~~e.d.~~ Consultation and Review by Other Agencies. Due to the subject matter
6 expertise and functions of other agencies, the County intends to submit any
7 separate applications required under this ordinance to the Riverside County
8 Flood Control and Water Conservation District or the Coachella Valley
9 Water District for review and input in accordance with the provisions of this
10 ordinance.

11 ~~d.e.~~ Duties and Responsibilities of RCFC&WCD and CVWD. The duties and
12 responsibilities include the following:

13 1. Review and process separate applications within their respective
14 jurisdictions.

15 2. Obtain and maintain a record of all applications reviewed and
16 approved including the application form, accompanying plans and
17 Elevation Certificate. In addition to the requirements of the building
18 code and these regulations, and regardless of any limitation on the
19 period required for retention of public records, the Floodplain
20 Administrator shall maintain and permanently keep and make
21 available for public inspection all records that are necessary for the
22 administration of these regulations and the flood provisions of the
23 building codes, including Flood Insurance Studies and Flood
24 Insurance Rate Maps; documents from FEMA that amend or revise
25 FIRMs; records of issuance of permits and denial of permits;
26 determinations of whether proposed work constitutes substantial
27 improvement or repair of substantial damage; required certifications
28 and documentation specified by the building codes and these

1 regulations; notifications to adjacent communities, FEMA, and the
2 State related to alterations of watercourses; assurance that the flood
3 carrying capacity of altered waterways will be maintained;
4 documentation related to variances, including justification for
5 issuance or denial; and records of enforcement actions taken
6 pursuant to these regulations and the flood resistant provisions of the
7 building codes.

8 3. Obtain and maintain record of floodproofing per 44 CFR
9 60.3(b)(5)(ii) and (iii) and the elevation of the lowest floor
10 (including basement) of all new and substantially improved
11 structures.

12 2.4. Obtain, review and reasonably utilize any base flood elevation and
13 floodway data available. Calculating base flood elevation, if
14 necessary.

15 3.5. Issue a report recommending approval, with conditions or
16 modifications, or denial of the proposed separate application plan.

17 4.6. Make interpretations where needed, as to the exact location of the
18 boundaries of the special flood hazard areas.

19 5.7. For RCFC&WCD only, RCFC&WCD shall:

- 20 a) Maintain a record of floodplain maps and supporting
21 documentation for the special flood hazard areas included in
22 Section 5; and
23 b) Complete and submit a Biennial Report to FEMA.

24 Section 7. PROCEDURE.

- 25 a. Insofar as it is feasible, it is intended that the requirements of this ordinance
26 shall be integrated into the processing of applications for development
27 permits under other County Ordinances including, but not limited to,
28 Ordinances Nos. 348, 369, 457, 460 and 555. When the information

1 required, or the procedures involved, in the processing of such applications
2 is not sufficient to assure compliance with the requirements of this
3 ordinance, a separate application shall be filed as hereinafter provided.

4 b. Whenever an application for a permit involves land which lies within the
5 special flood hazard area of any map referred to in Section 5 of this
6 ordinance, the Floodplain Administrator that accepts the application shall
7 determine if a separate application shall be filed.

8 1. If a permit would allow the location of any structure, new
9 construction or substantial improvement thereto, or allow the
10 alteration of land by grading or otherwise, or allow the placement of
11 a recreational vehicle pursuant to section 8.a.98 of this ordinance,
12 and the existing permit procedure does not otherwise provide for a
13 specific and still appropriate, recommendation by RCFC&WCD or
14 CVWD, a separate application shall be filed by the applicant
15 accompanied by a fee as set forth in Ordinance No. 671 Section 4.

16 2. If a permit would allow the location of any structure, new
17 construction or substantial improvement thereto, or allow the
18 alteration of land by grading or otherwise, or allow the placement of
19 a recreational vehicle pursuant to section 8.a.89 of this ordinance,
20 and the existing permit procedure does provide for a specific and
21 still appropriate recommendation by the RCFC&WCD or CVWD, a
22 separate application shall be filed by the applicant accompanied by a
23 5.5-hour minimum fee set forth in Ordinance No. 671 Section 17B
24 to begin review.

25 3. If a permit would allow for an attached deck or enclosed patio, a
26 separate application shall be filed by the applicant accompanied by a
27 5.5-hour minimum fee set forth in Ordinance No. 671 Section 17B
28 to begin review.

1 c. Whenever an application for a permit involves land which lies within the
2 special flood hazard area of any map referred to in Section 5.c.7 of this
3 ordinance, the Floodplain Administrator that accepts the application shall
4 determine if a separate application shall be filed.

5 1. If a permit would allow the location of any structure, new
6 construction or substantial improvement thereto, or allow the
7 alteration of land by grading or otherwise, or allow the placement of
8 a recreational vehicle pursuant to section 8.a.9 of this ordinance, and
9 the existing permit procedure does not otherwise provide for a
10 specific and still appropriate, recommendation by RCFC&WCD or
11 CVWD, a separate application shall be filed by the applicant
12 accompanied by a 5.5 hour minimum fee as set forth in Ordinance
13 No. 671 Section 17B.

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

17 d e. All separate applications shall be filed with the Floodplain Administrator
18 that accepts the basic application and shall be accompanied by a fee as set
19 forth in Ordinance No. 671. Sites on noncontiguous parcels shall require
20 separate submittals. Each application shall contain plans that, at a
21 minimum, include the following:

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

26 2. Elevation contours, with maximum interval of:

SLOPE	INTERVAL
0 – 2.99%	1'

3 – 9.99% 4'

10% plus 10'

3. Elevations, in relation to the 1988 North American Vertical Datum, of the area to be developed, including adjoining properties necessary to be shown for continuity. The elevation, in relation to the 1988 North American Vertical Datum, of the lowest floor (including basement) of all new or substantially improved structures, and whether or not such structures contain a basement shall be stated.
 4. The method by which the applicant proposes to comply with the requirements of this ordinance, including proposed elevations of any structures or fills, flood proofing, erosion protection, flow-through area, any proposals to modify existing flow of storm waters and any other relevant information. If any structure is to be flood proofed, the elevation, in relation to the 1988 North American Vertical Datum, to which such structure is to be flood proofed shall be stated.
 5. All applications plans shall be prepared and certified by a civil engineer registered in the State of California.
- Upon acceptance of both applications as being complete for filing, the Floodplain Administrator shall forward copies of the basic application and the separate application to the RCFC&WCD, unless the proposed development lies within the area jurisdiction of the CVWD, in which case it shall be forwarded to said District.
- Within thirty (30) days of receipt thereof, the RCFC&WCD or CVWD, respectively, shall determine if any further information is required in order to process the application and, if required, shall inform the applicant or his representative by regular mail of the need for additional information. RCFC&WCD and CVWD shall review and process separate applications within their respective jurisdictions as provided herein.

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

6 NOTE: A base flood elevation may be calculated using one of two methods
7 from the FEMA publication, FEMA 265, Managing Floodplain
8 Development in Approximate Zone A Areas – A Guide for Obtaining and
9 Developing Base (100-year) Flood Elevations, dated July 1995. For
10 alluvial fans, the base flood elevation and velocity may be calculated using
11 methods from the FEMA publication, Guidelines and Specifications for
12 Flood Hazard Mapping Partners, Appendix G: Guidance for Alluvial Fan
13 Flooding Analyses and Mapping dated April 2003.

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

17 ih. The applicant shall submit to RCFC&WCD or CVWD certifications,
18 including but not limited to Elevation Certificates, to satisfy the conditions
19 as referenced in 7g, prior to the issuance of any subsequent building
20 permits.

21 ji. The RCFC&WCD and CVWD shall maintain a record of all applications
22 reviewed and approved pursuant to this ordinance. Said record shall consist
23 of the application form, accompanying plans and Elevation Certificate.

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

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

1. All permit applications shall be reviewed to determine whether proposed building sites will be reasonably safe from flooding. All new structures, new construction and substantial improvements to existing structures shall:
 - a) Be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
 - b) Be constructed with materials resistant to flood damage.
 - c) Be constructed by methods and practices that minimize flood damages.
 - d) Be constructed per California Residential Code Section R322.1.6 (Protection of mechanical, plumbing and electrical systems) with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
 - e) Swimming pools shall:
 - 1) Be constructed flush to the ground.
 - 2) Have excavated dirt from the pool needs to be removed from the site or spread across the site, no more than four (4) inches thick.
 - 3) Have equipment servicing the pool elevated at or above the Base Flood Elevation plus 1 foot.
2. Residential Structures with a building permit application submitted after January 1, 2017, must comply with California Residential Code Section R322 flood-resistant construction requirements.

3. All new construction improvements that are not considered substantial improvement shall be designed according to the requirements of the existing structure.
4. The existing structures shall also comply with current regulations (such as elevating the finished floor) when the substantial improvements to the existing structure consist of the following types: rehabilitation improvements, foundation improvements or replacement, a vertical addition and/or a structurally connected lateral addition.
5. All subdivision proposals and other proposed new development, including manufactured home parks or subdivisions greater than fifty (50) lots or five (5) acres, whichever is less, shall be required to identify the base flood elevation and be reviewed to determine whether such proposals will be reasonably safe from flooding. All such proposals shall be reviewed to assure that:
 - a) Such proposal is consistent with the need to minimize flood damage.
 - b) In the case of SFHA identified in Section 5.a of this ordinance, prior to grading, a Conditional LOMR has been issued by FEMA.
 - c) In the case of SFHA identified in Section 5.a of this ordinance, prior to inspection for occupancy, a LOMR has been issued by FEMA for areas shown as floodplain on the effective FIRM.
 - d) All utilities and facilities, such as sewer, gas, electrical, propane tanks, and water systems are located and constructed to minimize or eliminate flood damage.
 - e) Adequate drainage is provided within the lot to reduce

1 exposure to flood hazards.

2 f) All other required state and federal permits have been
3 obtained.

4 g) Alteration or relocation of a watercourse: Notify adjacent
5 communities prior to alteration or relocation. Submit
6 evidence of such notification to FEMA.

7
8 6. All new and replacement water supply systems shall be designed to
9 minimize or eliminate infiltration of floodwaters into the systems.

10 7. New and replacement sanitary sewage systems shall be designed to
11 minimize or eliminate infiltration of floodwaters into the systems
12 and discharges from the systems into flood waters, and on-site waste
13 disposal systems shall be located to avoid impairment to them or
14 contamination from them during flooding.

15 8. All manufactured homes to be placed or substantially improved shall
16 be installed using methods and practices which minimize flood
17 damage. For the purposes of this requirement, manufactured homes
18 shall:

19 a) Be elevated on a permanent foundation such that the lowest
20 floor complies with California Residential Code Section
21 R322 Flood-Resistant Construction; and

22 b) Be securely anchored to an adequately anchored foundation
23 system to resist flotation, collapse, and lateral movement.

24 Methods of anchoring may include, but are not limited to, use of
25 over-the-top or frame ties to ground anchors. This requirement is in
26 addition to applicable State and local anchoring requirements for
27 resisting wind forces. The requirements of Section 8.a., subsections
28 8.a) and 8.b) herein shall only apply to i) manufactured homes

located outside of a manufactured home park or subdivision; or ii) in a new manufactured home park or subdivision; or iii) in an expansion to an existing manufactured home park or subdivision on which a manufactured home has incurred substantial damage. Notwithstanding the aforementioned requirements, manufactured homes that have not incurred substantial damage due to flood and are to be placed or substantially improved in an existing manufactured home park or subdivision may either have their chassis supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty-six (36) inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement or meet the requirements of Section 8.a., subsection 8.a) herein, whichever is the highest elevation.

9. All recreational vehicles to be placed shall:

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

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

10. Except as otherwise provided under Section 8.a., subsection 8., all new construction and substantial improvements of habitable and non-habitable residential structures shall have the lowest floor

(including basement) elevated 1 foot above the base flood elevation or per California Residential Code Section R322.2.1 Flood-Resistant Construction Elevation Requirements, whichever is higher.

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

- a) Have the lowest floor (including basement) elevated to or above the base flood level; or
- b) Together with attendant utility and sanitary facilities, be designed so that below the Base Flood level 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.

12. For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters per standards in California Residential Code Section R322.2.2 Enclosed area below design flood elevation. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters. The minimum opening size shall not be less than 3 inches in any direction in the plane of the wall.

13. Within any AO zone on the Flood Insurance Rate Maps, all new

1 construction and substantial improvements of residential structures
2 shall have the lowest floor (including basement) elevated above the
3 highest adjacent grade at least as high as the depth number specified
4 in feet on the Flood Insurance Rate Map plus 1 foot (at least three
5 feet if no depth number is specified) per California Residential Code
6 Section R322.2.1 Flood-Resistant Construction Elevation
7 Requirements.

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

- 11 a) Have the lowest floor (including basement) elevated above
12 the highest adjacent grade at least as high as the depth
13 number specified in feet on the Flood Insurance Rate Map
14 (at least two feet if no depth number is specified); or
15 b) Together with attendant utility and sanitary facilities, be
16 completely flood proofed to that level so that the structure is
17 watertight with walls substantially impermeable to the
18 passage of water and with structural components having the
19 capability of resisting hydrostatic and hydrodynamic loads
20 and the effects of buoyancy.

21 15. Within any AH and AO zones on the Flood Insurance Rate Maps,
22 adequate drainage paths around structures on slopes, to guide
23 floodwaters around and away from proposed structures, shall be
24 provided.

25 16. Whenever a watercourse or mapped floodplain is to be altered or
26 relocated, the flood carrying capacity of the altered or relocated
27 portion of the watercourse or mapped floodplain shall be
28 maintained. Manufactured slopes that encroach into a floodplain

1 and which are subject to erosive velocities, are considered flood
2 control facilities and must be maintained by a public entity.
3 However, the appropriateness of such encroachment shall be
4 determined at the sole discretion of the RCFC&WCD or the CVWD.
5 Adjacent communities and the Federal Insurance and Mitigation
6 Administration shall be notified of any such alteration or relocation
7 by means of a request for a LOMR for floodplains shown on the
8 effective FIRM panel. Within six (6) months of information
9 becoming available or project completion, whichever comes first,
10 the Floodplain Administrator shall submit or assure that the permit
11 applicant submits technical or scientific data to FEMA for a Letter
12 of Map Revision (LOMR).

13 17. Require applicants who submit hydrologic and hydraulic
14 engineering analyses to support permit applications to submit to
15 FEMA the data and information necessary to maintain the Flood
16 Insurance Rate Maps when the analyses indicate changes in base
17 flood elevations, flood hazard area boundaries, or floodway
18 designations. These submissions shall be made within 6 months of
19 such data becoming available.

20 18. All plans prepared for the development of property within a mapped
21 floodplain shall be prepared and certified by a civil engineer
22 registered in the State of California.

23 19. All proposed development applications shall be reviewed to assure
24 that all necessary permits have been received from those
25 governmental agencies from which approval is required by Federal
26 or State law.

27 20. All new buildings and/or substantial improvements located within
28 the 500-year floodplain limits of Lake Elsinore shall have their

lowest floor elevated a minimum of three (3) feet above said water body's 100-year water surface elevation. For the purpose of this ordinance, Lake Elsinore's water surface elevation shall be 1265.7 (NAVD 88).

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

22. No land shall be graded, filled, altered or modified within the RCFC&WCD and CVWD joint boundary of the Whitewater River Stormwater Channel SFHA, except upon review and approval by both CVWD and RCFC&WCD. The proposed plan shall include a hydraulic analysis demonstrating that the proposal will not result in any increase in flood levels during the occurrence of the base flood discharge or affect levee criteria as set forth by 44 CFR 65.10 or as determined by the RCFC&WCD and CVWD. If a proposed plan qualifies for approval by both CVWD and RCFC&WCD, it shall then meet all the requirements necessary for approval of a permit in a SFHA as per Section 8.a and/or Section 8.b.

b. Floodways.

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

1 approval of a permit in a Special Flood Hazard Area or floodplain.

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

10 3. Colorado River Floodway – development within the Colorado River
11 floodway shall meet the requirement of both NFIP and the Colorado
12 River Flood Protection Act.

13 Section 9. REVISION TO SPECIAL FLOOD HAZARD AREAS (SFHA). This
14 section applies to revisions, amendments and adoptions of those SFHA identified in SECTION
15 5.b, 5.c and 5.d of this ordinance.

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

18 1. The proposed revision will be placed on the Board of Supervisors agenda for
19 a public hearing.

20 2. The Floodplain Administrator shall reflect the limits of the revised SFHAs
21 in the Public Flood Hazard Determination Interactive Map after adoption of the
22 resolution.

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

26 1. The applicant shall submit a hydraulic analysis accompanied by the
27 requisite work maps and exhibits showing the impacts of the
28 development to those SFHAs prior to issuance of conditions of

1 approval.

- 2 2. The Public Hearing scheduled for the proposed land
3 division/development shall serve as the intent to revise those SFHAs
4 affected by the development proposal.
- 5 3. The applicant shall submit final exhibit showing the revisions to the
6 map, after completion of constructing improvements impacting SFHAs
7 and prior to issuance of occupancy.
- 8 4. The Floodplain Administrator shall reflect the limits of the revised
9 SFHAs in the Public Flood Hazard Determination Interactive Map after
10 receipt of final exhibit.

11

12 Section 10. APPEALS.

- 13 a. An applicant, or any interested party, shall have the right to appeal the
14 decision or determination by Floodplain Administrator that is made on an
15 application if appellant believes that an error has been made in the
16 recommendation by the RCFC&WCD or CVWD. The decision of the
17 Floodplain Administrator shall be considered final unless the applicant or
18 an interested party files an appeal with the Clerk of the Board of
19 Supervisors accompanied by the fee set forth in County Ordinance No. 671
20 within ten days after the decision or determination.
- 21 b. If a timely appeal is filed, the Clerk of the Board shall set a public hearing
22 for the matter to be heard before the Board of Supervisors of the County of
23 Riverside ("Board") not less than five (5) but not more than forty-five (45)
24 days thereafter and shall give notice, by mail no less than ten (10) days prior
25 to the hearing, to the applicant, the appellant, the Floodplain Administrator
26 with whom the application was originally filed and the applicable General
27 Manager-Chief Engineer of the RCFC&WCD or CVWD. The Board shall
28 render its decision on the matter upon the close of the public hearing on the

1 matter.

- 2 c. Appeals may be granted by the Board if the Board finds that there has been
3 an error in any requirement, decision or determination relating to the
4 application for the permit. The Board may reverse or affirm, wholly or
5 partly, or may modify the decision appealed from and the Board's decision
6 is final.

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

- 10 a. Basis for Variance. The issuance of a variance pursuant to this ordinance is
11 for floodplain management purposes only. Insurance premium rates are
12 determined by statute according to actuarial risk and will not be modified
13 by the granting of a variance. The variance criteria set forth in this section
14 of the ordinance are based on the general principle of zoning law that
15 variances pertain to a piece of property and are not personal in nature. A
16 variance may be granted for a parcel of property with physical
17 characteristics so unusual that complying with the requirements of this
18 ordinance would create an exceptional hardship to the applicant or the
19 surrounding property owners. The characteristics must be unique to the
20 property and not be shared by adjacent parcels. The unique characteristic
21 must pertain to the land itself, not to the structure, its inhabitants, or the
22 property owners. The need to help protect the citizens of Riverside County
23 from flooding is so compelling and the implications of the cost of insuring a
24 structure built below flood level are so serious that variances from the flood
25 elevation or from other requirements in the flood ordinance are quite rare.
26 The long-term goal of preventing and reducing flood loss and damage can
27 only be met if variances are strictly limited. Therefore, the variance
28 guidelines provided in this ordinance are more detailed and contain multiple

provisions that must be met before a variance can be properly granted. The criteria are designed to screen out those situations in which alternatives other than a variance are more appropriate.

b. Application Process. An application to request a variance shall be made to the Floodplain Administrator, upon the form provided by the Department of Building and Safety, accompanied by a fee as set forth in Ordinance No. 671. Upon receipt of a completed application, the Floodplain Administrator shall request and obtain a technical recommendation from the RCFC&WCD or CVWD. The Floodplain Administrator shall render its decision on the matter within thirty (30) days after receipt of the report and recommendation from RCFC&WCD or CVWD. Any applicant to whom a variance is granted shall be given written notice that the cost of flood insurance will be commensurate with the increased risk resulting from the granting of the variance. Any applicant to whom a variance is granted shall promptly record an instrument evidencing said variance with the Riverside County Recorder's office. Said recordation shall be maintained until such time that the applicable flood hazard area has been removed.

c. Conditions for Variances.

1. Generally, variances may be issued for new construction, substantial improvement, and other proposed new development to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing that the procedures of this ordinance have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.
2. Variances may be issued for the repair or rehabilitation of "Historic Structures" (as defined in section 4 of this ordinance) upon a determination that the proposed repair or rehabilitation will not

1 preclude the structure's continued designation as an historic structure
2 and the variance is the minimum necessary to preserve the historic
3 character and design of the structure.

4 3. Variances shall not be issued within any mapped regulatory
5 floodway if any increase in flood levels during the base flood
6 discharge would result.

7 4. Variances shall only be issued upon a determination that the
8 variance is the "minimum necessary" considering the flood hazard,
9 to afford relief. "Minimum necessary" means to afford relief with a
10 minimum of deviation from the requirements of this ordinance.

11 5. Any applicant to whom a variance is granted shall be given written
12 notice over the signature of a community official that:

13 a) The issuance of a variance to construct a structure below the
14 base flood level will result in increased premium rates for
15 flood insurance; and

16 b) Such construction below the base flood level increases risks
17 to life and property. Applicant shall record, or caused to be
18 recorded, a copy of the notice in the Official Records of the
19 County of Riverside and shall be recorded in a manner so
20 that it appears in the chain of title of the affected parcel of
21 land. Applicant shall provide a conformed copy of the
22 recorded notice to the Floodplain Administrator prior to the
23 issuance of the permit to which the variance is approved.

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

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

1. That the approval of a variance was for good and sufficient cause which amount to special circumstances applicable to the subject property that does not generally apply to other property in the same Special Flood Hazard Area.
2. That failure to grant the variance would result in exceptional hardship to the applicant.
3. That the granting of a variance will not confer a special privilege not enjoyed by other similarly situated properties.
4. That strict application of the ordinance deprives the property of privileges enjoyed by other property in the vicinity and in the same Special Flood Hazard Area.
5. That the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimize the public or conflict with existing laws or ordinances.
6. That the variance is the minimum necessary, considering the flood hazard, to afford relief.

e. Appeal. An applicant or interested party may appeal a decision by Floodplain Administrator that is made on an application for a variance in accordance with the procedures provided in Section ~~9~~10 of this ordinance.

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

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

4 Section 14. SEVERABILITY. If any provision, clause, sentence or paragraph of this
5 ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity
6 shall not affect the other provisions of this ordinance which can be given effect without the invalid
7 provision or application, and to this end, the provisions of this ordinance are hereby declared to be
8 severable."

9
10 Section 2. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its adoption.

11
12 BOARD OF SUPERVISORS OF THE COUNTY
13 OF RIVERSIDE, STATE OF CALIFORNIA

14 By: _____
15 KAREN SPIEGEL, Chair

16 ATTEST:
17 Kecia Harper-Ihem
18 CLERK OF THE BOARD

19 By: _____
20 Deputy

21 (SEAL)

22
23
24 APPROVED AS TO FORM

25
26 _____, 2022

27
28 By: _____

AARON C. GETTIS,
Deputy County Counsel

HAE:
P8\

SUMMARY OF ORDINANCE NO. 458.17
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 7, 2021, the Board of Supervisors adopted an order to initiate an amendment to Ordinance No. 458 to include the Good Hope Special Study, revise the Special Flood Hazard within the Good Hope area and ten additional Department of Water Resources watercourses, update the Tualal Creek Special Study and Flood Hazard Area, and remove the Cactus Valley and the Oasis Special Studies. In addition, the Federal Emergency Management Agency (FEMA) requested changes to the current Ordinance 458 to maintain the Ordinance and Riverside County's compliance with the NFIP. Revisions to the Ordinance will provide consistency, clarification, direction for administering regulations and will maintain the Riverside County's compliance with the NFIP.

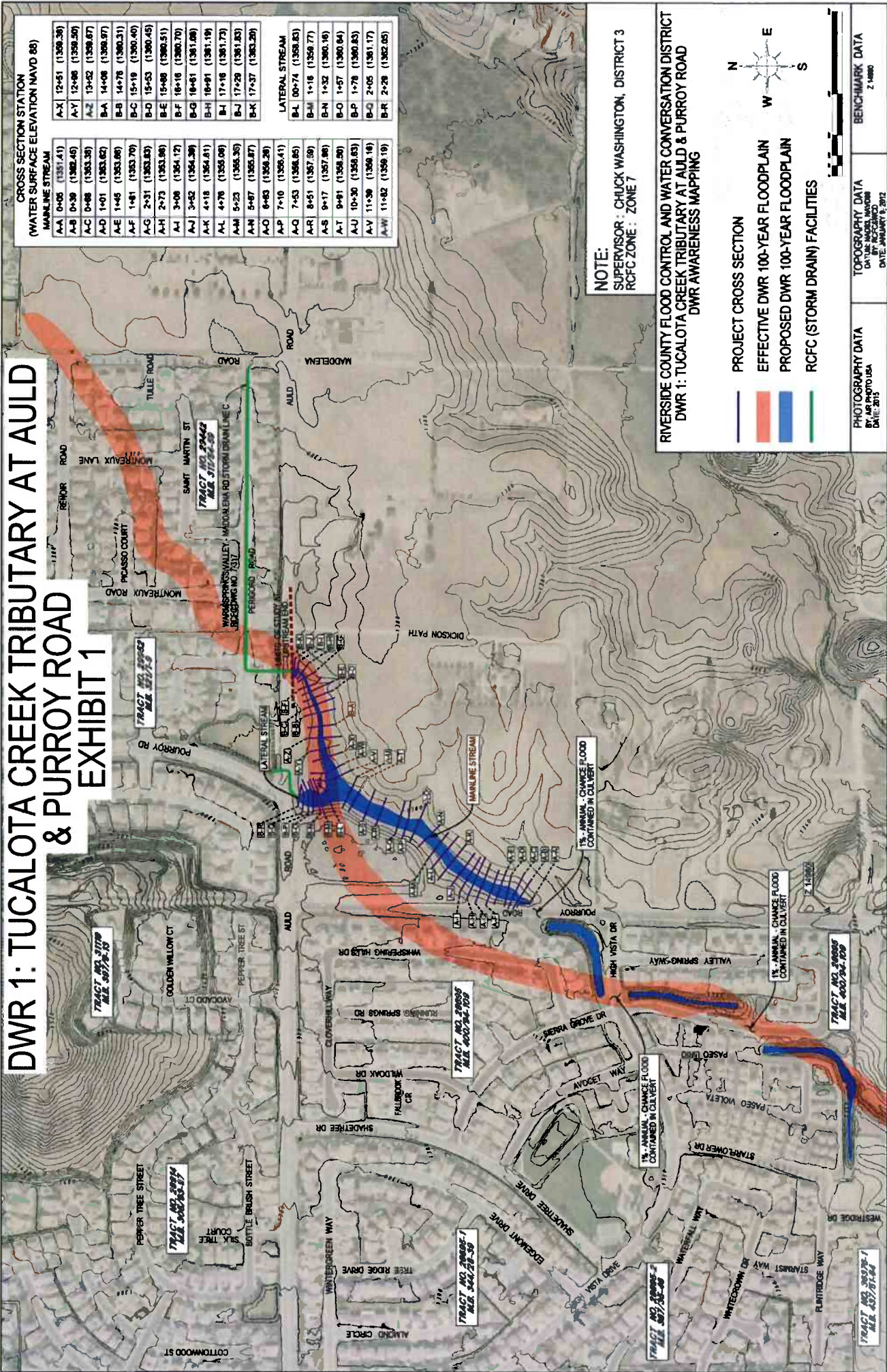
The proposed revisions mentioned above will be displayed on the Special Flood Hazard Areas in the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>.

Ordinance No. 458.17 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.

ATTACHMENT A

FLOOD HAZARD EXHIBITS

DWR 1: TUCALOTA CREEK TRIBUTARY AT AULD & PURROY ROAD EXHIBIT 1



DWR 2: WASHINGTON STREET WATERCOURSE EXHIBIT 2

LEGEND:

- PROJECT ORDER SECTION
- EFFECTIVE DWR 100-YEAR FLOODPLAIN
- PROPOSED DWR 100-YEAR FLOODPLAIN
- RDC STORM DRAIN FACILITIES
- (1480.0) WATER SURFACE ELEVATION

NOTE: CHUCK WASHINGTON, DISTRICT 3 SUPERVISOR, RDC ZONE 1117

**RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
DWR 2: WASHINGTON STREET WATERCOURSE
DWR AWARENESS MAPPING**

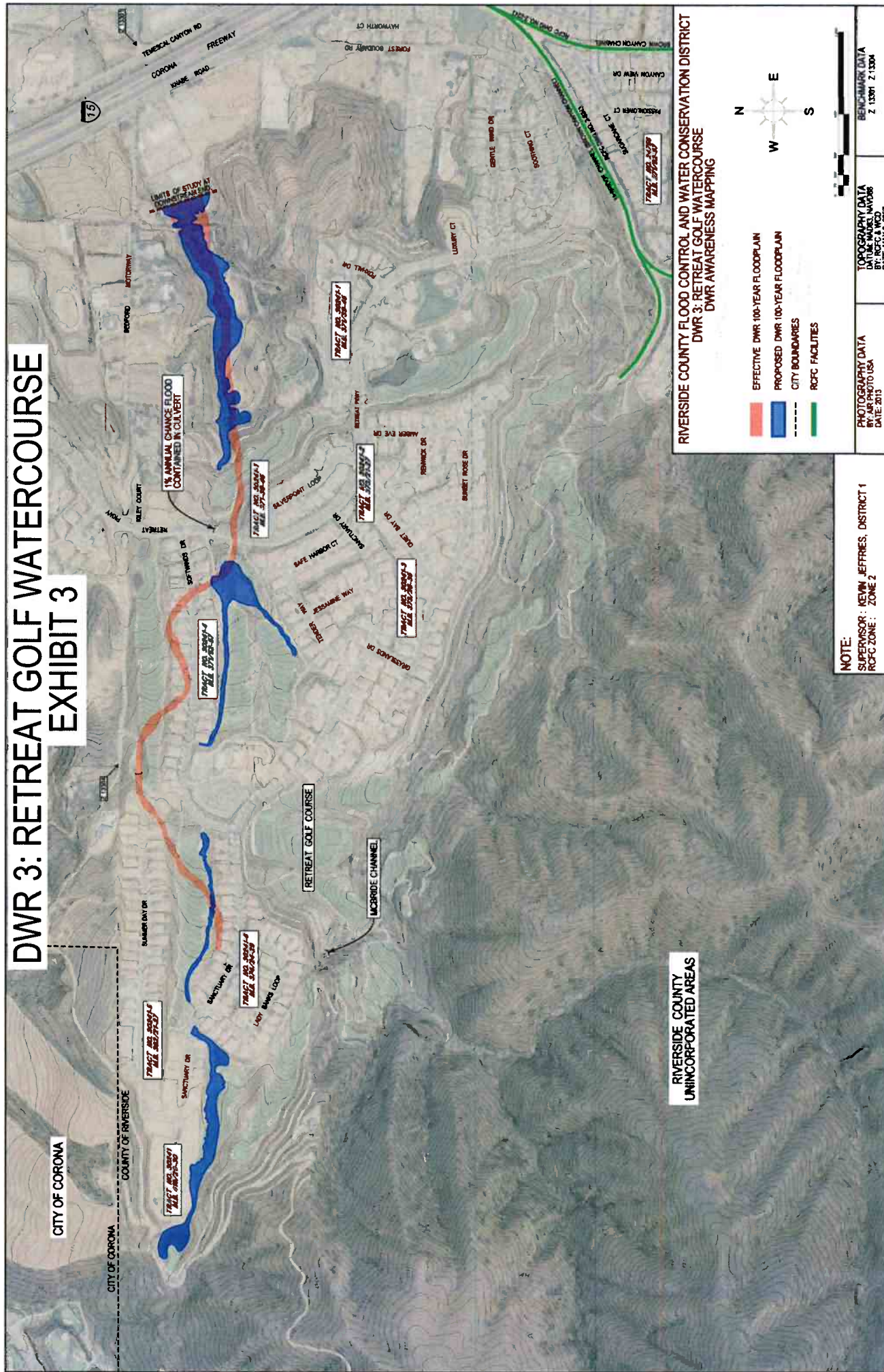
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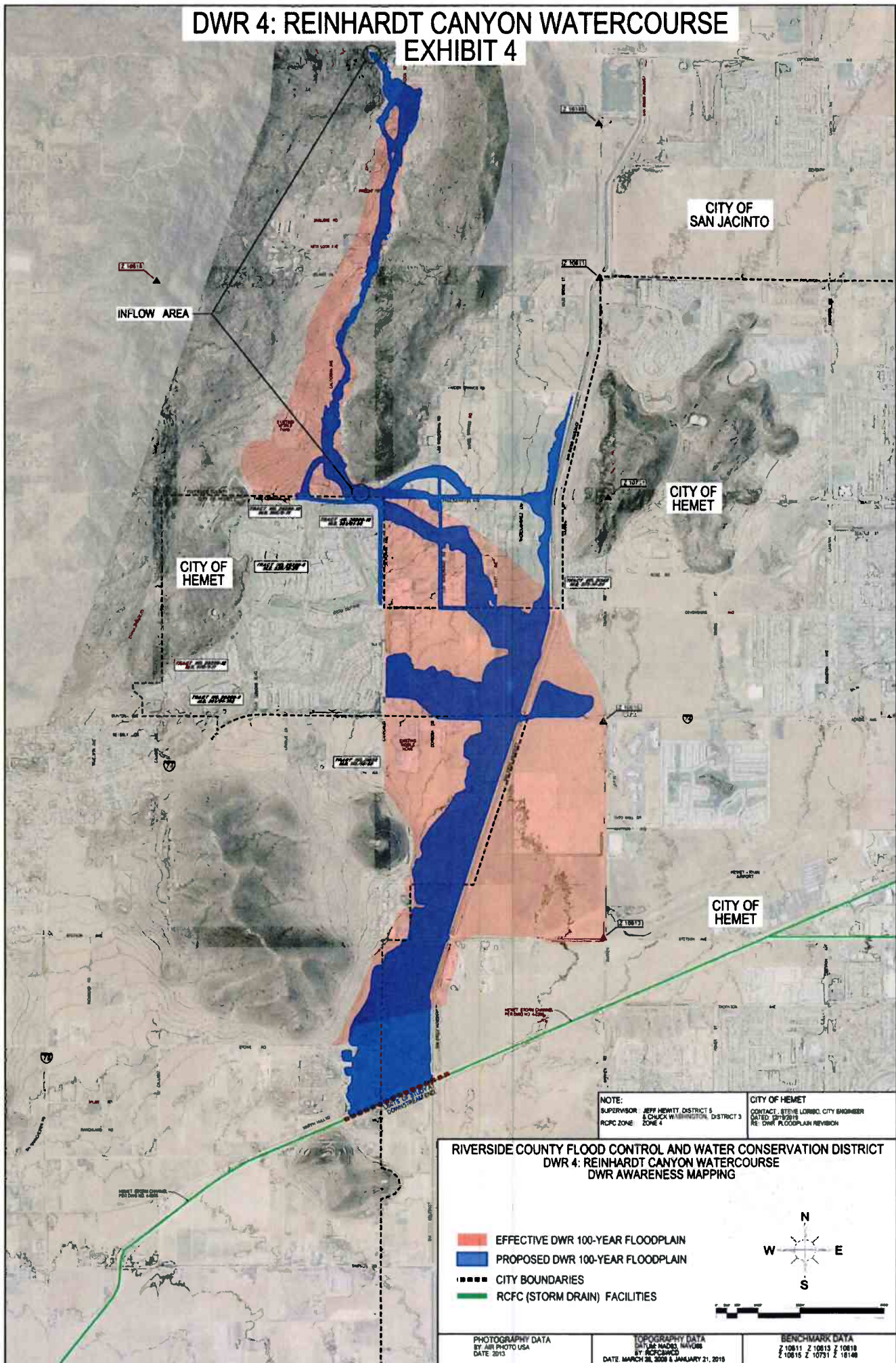
**RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
DWR 2: WASHINGTON STREET WATERCOURSE
DWR AWARENESS MAPPING**

PHOTOGRAPHY DATA BY: JIM BORDO LIA DATE: 2003	PHOTOGRAPHY DATA BY: JACQUE CARP DATE: 2003 FILE: PHOTO AREA 5	TOPOGRAPHY DATA DATUM: NAD 83 BY: BOB & NED DATE: JULY 6, 2005	BENCHMARK DATA 2 1987/1 2 1987/11 2 1987/10 2 1987/6 2 1988/4
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DWR 3: RETREAT GOLF WATERCOURSE EXHIBIT 3



DWR 4: REINHARDT CANYON WATERCOURSE EXHIBIT 4



DWR 5: ARROYO DEL TORO WATERCOURSE EXHIBIT 5

CITY OF LAKE ELSINORE

CITY OF LAKE ELSINORE

RIVERSIDE COUNTY

NOTE:
SUPERVISOR: KEVIN JEFFRIES, DISTRICT 1
WATER ZONE: ZONE 2

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
DWR 5: ARROYO DEL TORO WATERCOURSE
DWR AWARENESS MAPPING

- EFFECTIVE DWR 100-YEAR FLOODPLAIN
- PROPOSED DWR 100-YEAR FLOODPLAIN
- CITY BOUNDARIES



PHOTOGRAPHY DATA
BY: AIR PHOTO USA
DATE: 2015

TOPOGRAPHY DATA
DATE: APRIL 27, 2008 & FEBRUARY 24, 2009

BENCHMARK DATA

DWR 6: TERRAMOR DRIVE WATERCOURSE EXHIBIT 6

SEE SHEET NO. 2

RIVERSIDE COUNTY
UNINCORPORATED AREAS

SEE SHEET NO. 3

TEMESCAL CANYON - TERRAMOR DRIVE
STORMWATER RCFD DRAINAGE DIV

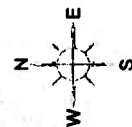
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UNINCORPORATED AREAS

TEMESCAL CANYON - TERRAMOR DRIVE
STORMWATER RCFD DRAINAGE DIV

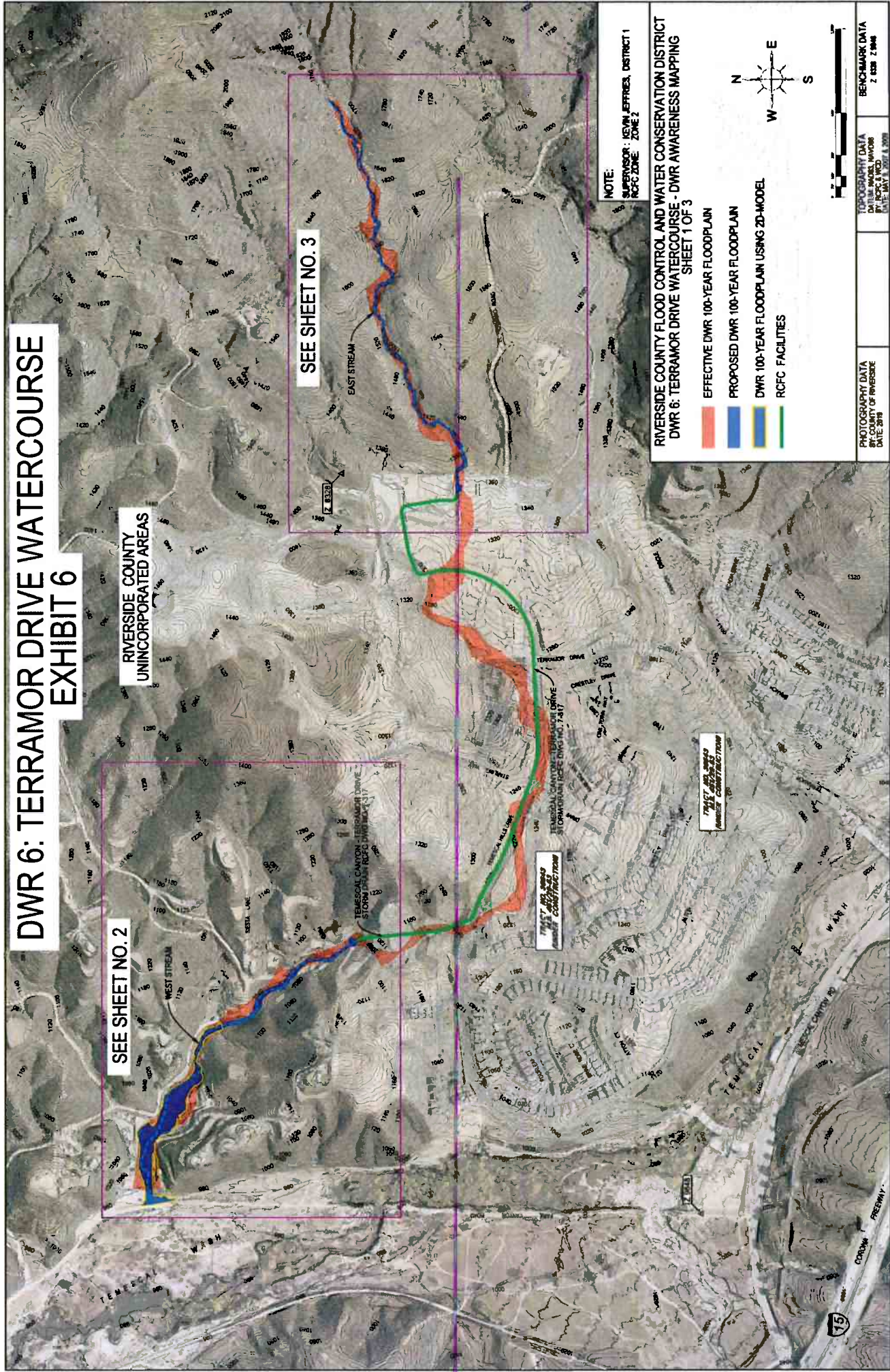
NOTE:
SUPERVISOR: KEVIN JEFFRIES, DISTRICT 1
RCFC ZONE 2

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
DWR 6: TERRAMOR DRIVE WATERCOURSE - DWR AWARENESS MAPPING
SHEET 1 OF 3

- EFFECTIVE DWR 100-YEAR FLOODPLAIN
- PROPOSED DWR 100-YEAR FLOODPLAIN
- DWR 100-YEAR FLOODPLAIN USING 2D-MODEL
- RCFC FACILITIES



PHOTOGRAPHY DATA BY: COUNTY OF RIVERSIDE DATE: 2019	TOPOGRAPHY DATA DATE: 2019 BY: J. M. WOOD DATE: 2011, 2012, 2013	BENCHMARK DATA Z: 8328 Z: 8448
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DWR 6: TERRAMOR DRIVE WATERCOURSE EXHIBIT 6

RIVERSIDE COUNTY
UNINCORPORATED AREAS

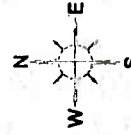
DOWNSTREAM (2D-MODEL)

CROSS SECTION STATION
(WATER SURFACE ELEVATION NAVD 88)

WEST STREAM	
A-A	15+86 (1022.05)
A-B	18+90 (1023.95)
A-C	18+09 (1026.55)
A-D	19+04 (1032.37)
A-E	19+82 (1033.64)
A-F	20+60 (1035.15)
A-G	21+11 (1036.39)
A-H	21+60 (1038.89)
A-I	22+08 (1039.28)
A-J	22+30 (1043.1)
A-K	22+58 (1043.87)
A-L	23+03 (1043.74)
A-M	23+49 (1044.33)
A-N	24+42 (1047.95)
A-O	25+26 (1051.64)
A-P	26+02 (1054.54)
A-Q	26+58 (1058.4)
A-R	27+08 (1059.4)
A-S	27+54 (1060.41)
A-T	27+71 (1069.49)
A-U	27+87 (1070.1)
A-V	28+10 (1071.05)

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT SHEET 2 OF 3

- PROJECT CROSS SECTION
- EFFECTIVE DWR 100-YEAR FLOODPLAIN
 - PROPOSED DWR 100-YEAR FLOODPLAIN
 - DWR 100-YEAR FLOODPLAIN USING 2D-MODEL
 - RCFC FACILITIES



PHOTOGRAPHY DATA
BY: COUNTY OF RIVERSIDE
DATE: 2019

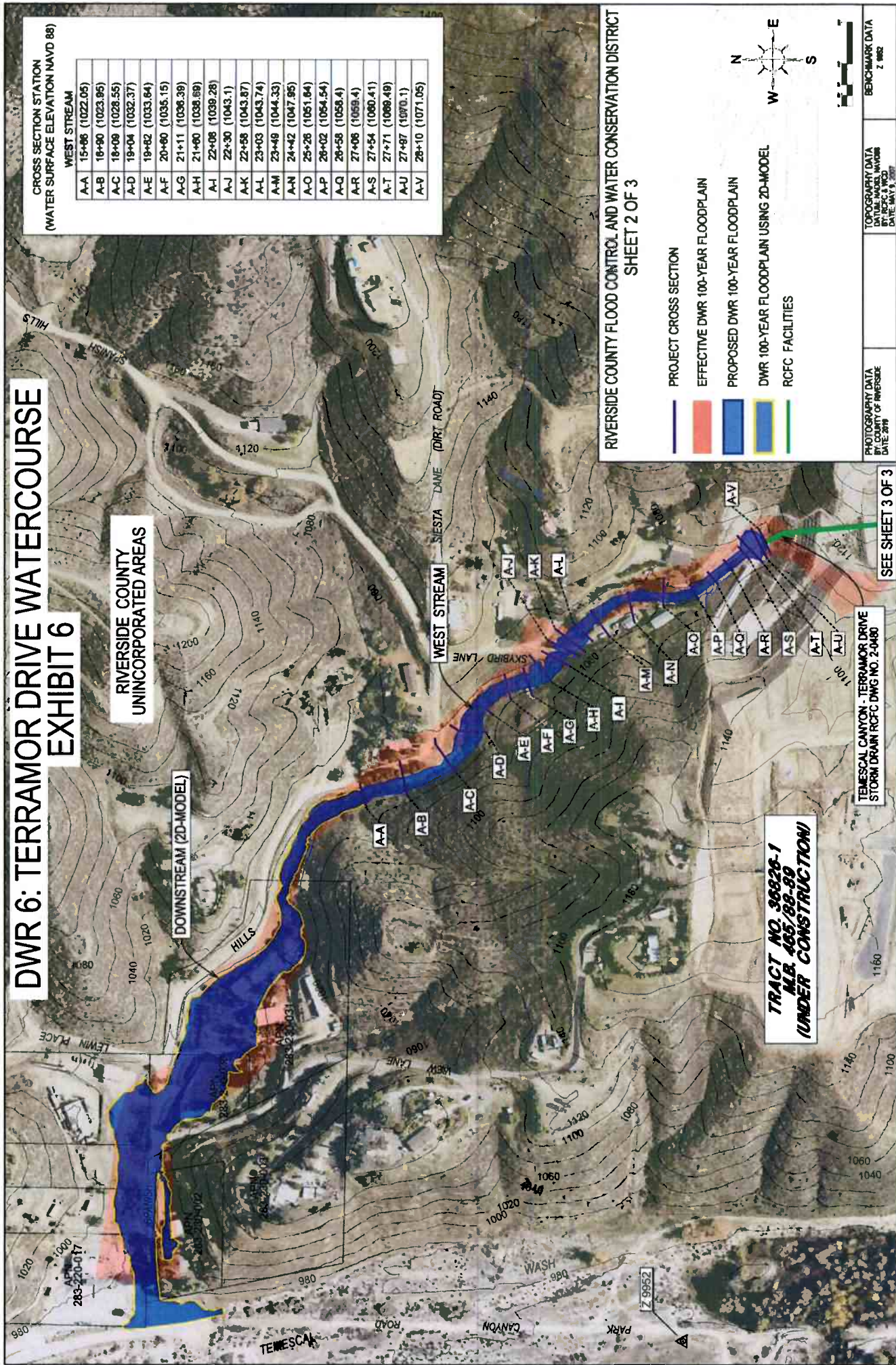
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DATE: MAY 1, 2007

BENCHMARK DATA
Z: 9952

SEE SHEET 3 OF 3

TEMESCAL CANYON TERRAMOR DRIVE
STORM DRAIN RCFC DWG NO. 2-0460

TRACT NO. 36826-1
M.B. 466/88-89
(UNDER CONSTRUCTION)



DWR 6: TERRAMOR DRIVE WATERCOURSE EXHIBIT 6

RIVERSIDE COUNTY
UNINCORPORATED AREAS

Z 8328

Z 3815

TEMESCAL CANYON - TERRAMOR DRIVE
STORM DRAIN RCFC DWG NO. 2-4480

SEE SHEET 2 OF 3

CROSS SECTION STATION (WATER SURFACE ELEVATION NAVD 88)	
(CONTINUED)	
C-V	2365+00 (1577.11)
C-W	2411+00 (1580.82)
C-X	2464+00 (1585.75)
C-Y	2528+00 (1590.63)
C-Z	2599+00 (1596.28)
D-A	2638+00 (1601.49)
D-B	2687+00 (1610.72)
D-C	2713+00 (1616.39)
D-D	2745+00 (1620.41)
D-E	2778+00 (1623.29)
D-F	2829+00 (1629.75)
D-G	2887+00 (1635.28)
D-H	2918+00 (1639.84)
D-I	2961+00 (1645.58)
D-J	2992+00 (1649.1)
D-K	3007+00 (1651.35)
D-L	3021+00 (1654.86)
D-M	3058+00 (1657.38)
D-N	3095+00 (1659.7)
D-O	3155+00 (1669.26)
D-P	3207+00 (1677.37)
D-Q	3265+00 (1688.6)
D-R	3353+00 (1699.23)
D-S	3423+00 (1708.33)

CROSS SECTION STATION
(WATER SURFACE ELEVATION NAVD 88)

EAST STREAM	
A-W	0+05 (1345.2)
A-X	0+19 (1346.17)
A-Y	0+24 (1346.46)
A-Z	0+53 (1346.55)
B-A	56+00 (1346.9)
B-B	98+00 (1356.83)
B-C	114+00 (1359.73)
B-D	134+00 (1360.94)
B-E	177+00 (1364.76)
B-F	218+00 (1366.71)
B-G	272+00 (1368.85)
B-H	314+00 (1374.93)
B-I	374+00 (1384.7)
B-J	439+00 (1391.06)
B-K	493+00 (1395.95)
B-L	561+00 (1401.28)
B-M	612+00 (1405.87)
B-N	656+00 (1409.19)
B-O	676+00 (1410.34)
B-P	719+00 (1413.35)
B-Q	770+00 (1416.74)
B-R	814+00 (1420.62)
B-S	867+00 (1424.41)
B-T	946+00 (1429.96)
B-U	1001+00 (1436.03)
B-V	1068+00 (1445.65)
B-W	1113+00 (1452.03)
B-X	1164+00 (1458.9)
B-Y	1207+00 (1464.61)
B-Z	1283+00 (1472.86)
C-A	1357+00 (1486.03)
C-B	1380+00 (1488.68)
C-C	1442+00 (1494.63)
C-D	1505+00 (1502.44)
C-E	1552+00 (1506.36)
C-F	1609+00 (1511.18)
C-G	1652+00 (1514.15)
C-H	1690+00 (1517.01)
C-I	1757+00 (1521.76)
C-J	1809+00 (1524.4)
C-K	1857+00 (1528.58)
C-L	1911+00 (1532.72)
C-M	1959+00 (1535.6)
C-N	2005+00 (1535.86)
C-O	2062+00 (1542.74)
C-P	2107+00 (1546.56)
C-Q	2146+00 (1549.24)
C-R	2203+00 (1551.35)
C-S	2251+00 (1556.84)
C-T	2286+00 (1562.1)
C-U	2314+00 (1566.6)

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
SHEET 3 OF 3

PROJECT CROSS SECTION

EFFECTIVE DWR 100-YEAR FLOODPLAIN

PROPOSED DWR 100-YEAR FLOODPLAIN

RCFC FACILITIES

N

W

S

E

0

100

200

300

400

500

600

700

800

900

1000

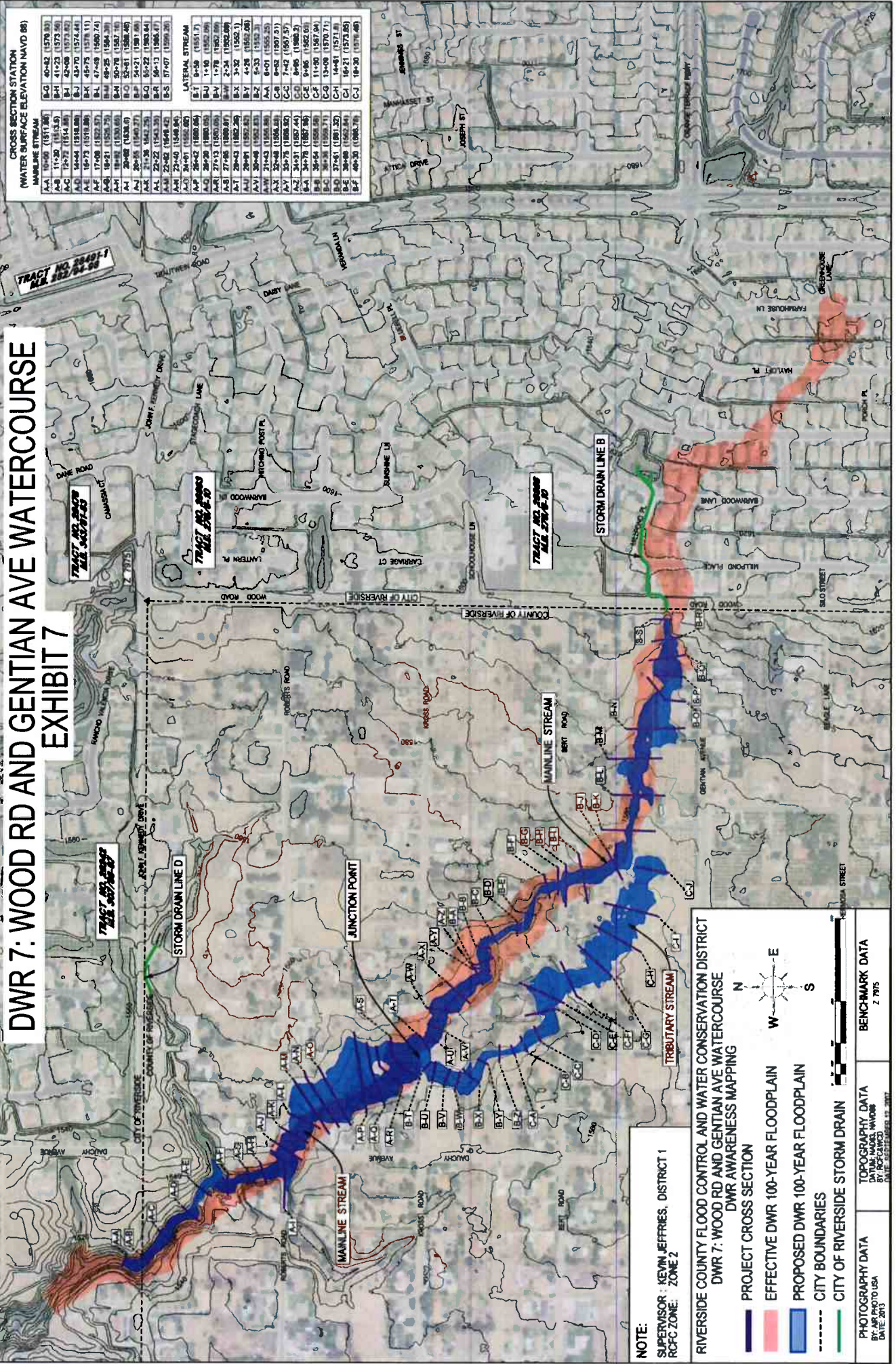
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DATE: 2018

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DATE: MARCH, MAY 2008
BY: COUNTY OF RIVERSIDE
DATE: FEBRUARY 24, 2009

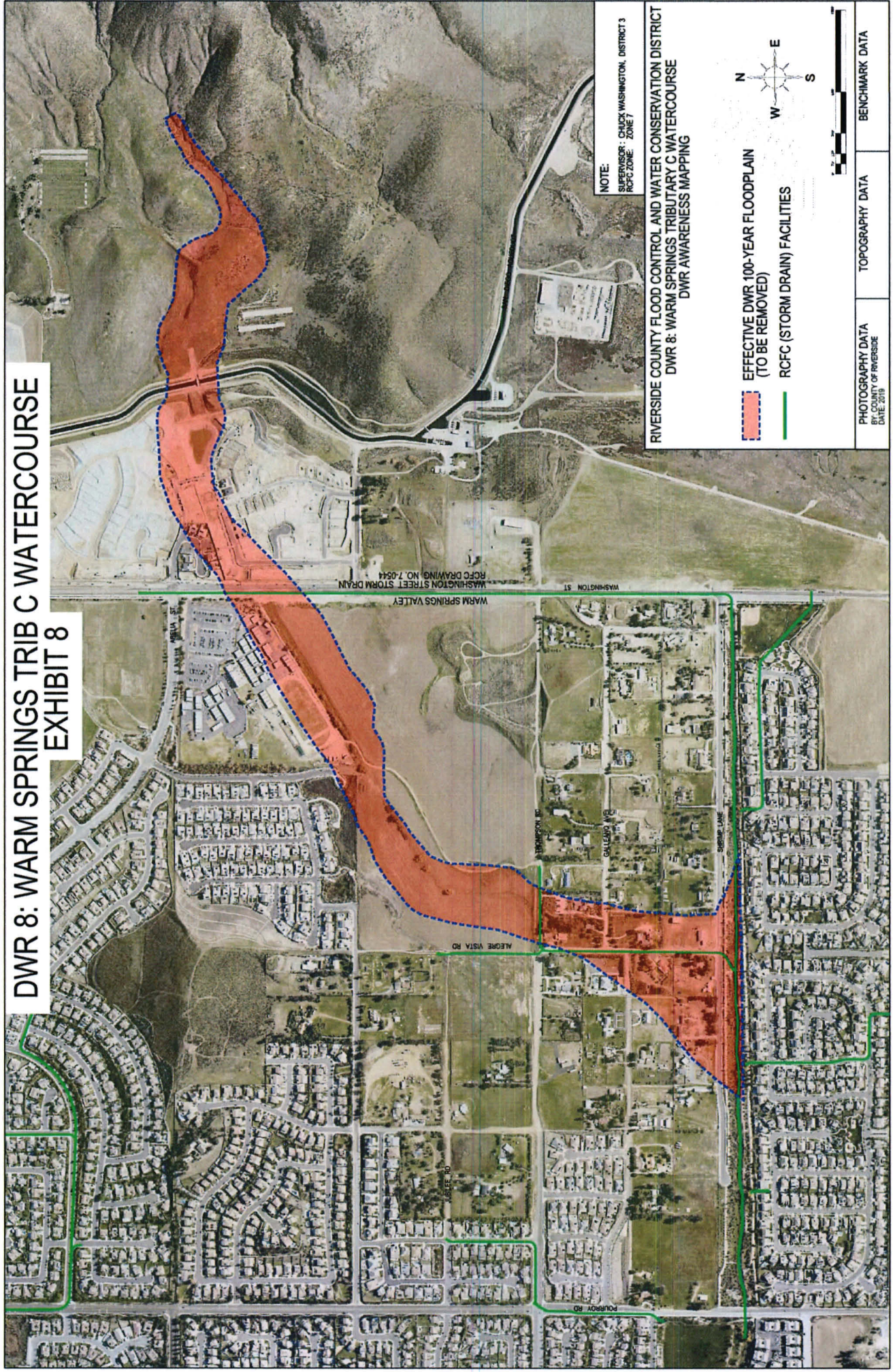
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TRACT NO. 36593
M.B. 459/24-30
UNDER CONSTRUCTION

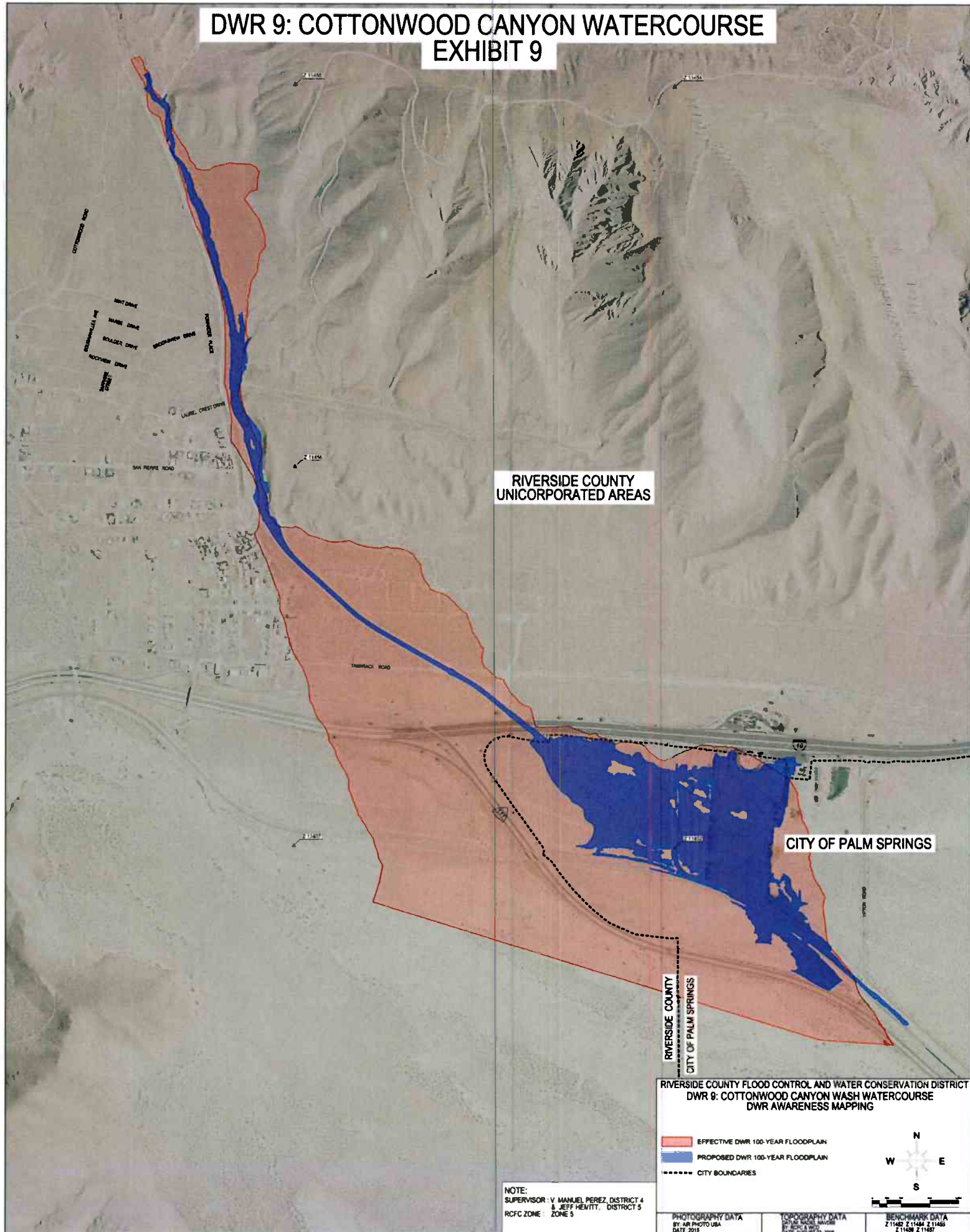
DWR 7: WOOD RD AND GENTIAN AVE WATERCOURSE EXHIBIT 7



DWR 8: WARM SPRINGS TRIB C WATERCOURSE EXHIBIT 8



DWR 9: COTTONWOOD CANYON WATERCOURSE EXHIBIT 9



DWR 10: TUCALOTA CREEK WATERCOURSE EXHIBIT 10

CITY OF
MURRIETA

SKINNER
RESERVOIR

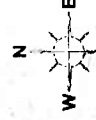
CITY OF TEMECULA

NOTE:

SUPERVISOR: CLAUDIA WASHINGTON, DISTRICT 3
RCCZ ZONE: ZONE 7

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
DWR 10: TUCALOTA CREEK WATERCOURSE
DWR AWARENESS MAPPING

- EFFECTIVE DWR 100-YEAR FLOODPLAIN
(TO BE REMOVED)
- CITY BOUNDARIES



PROJ. COORDINATE DATA
BY COUNTY OF RIVERSIDE
DATE 2010

TOPOGRAPHY DATA
DATE 2010

BENCHMARK DATA

MR346: TUCALOTA CREEK WATERCOURSE EXHIBIT 11

CITY OF
MURRIETA

SKINNER
RESERVOIR

CITY OF TEMECULA

NOTE:
SUPERVISOR : CHUCK WASHINGTON, DISTRICT 3
RCC ZONE: ZONE 7

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
MR346: TUCALOTA CREEK WATERCOURSE

- TUCALOTA CREEK SPECIAL STUDY FLOODPLAIN (1994)
- TUCALOTA CREEK SPECIAL STUDY (2021)
- CITY BOUNDARIES



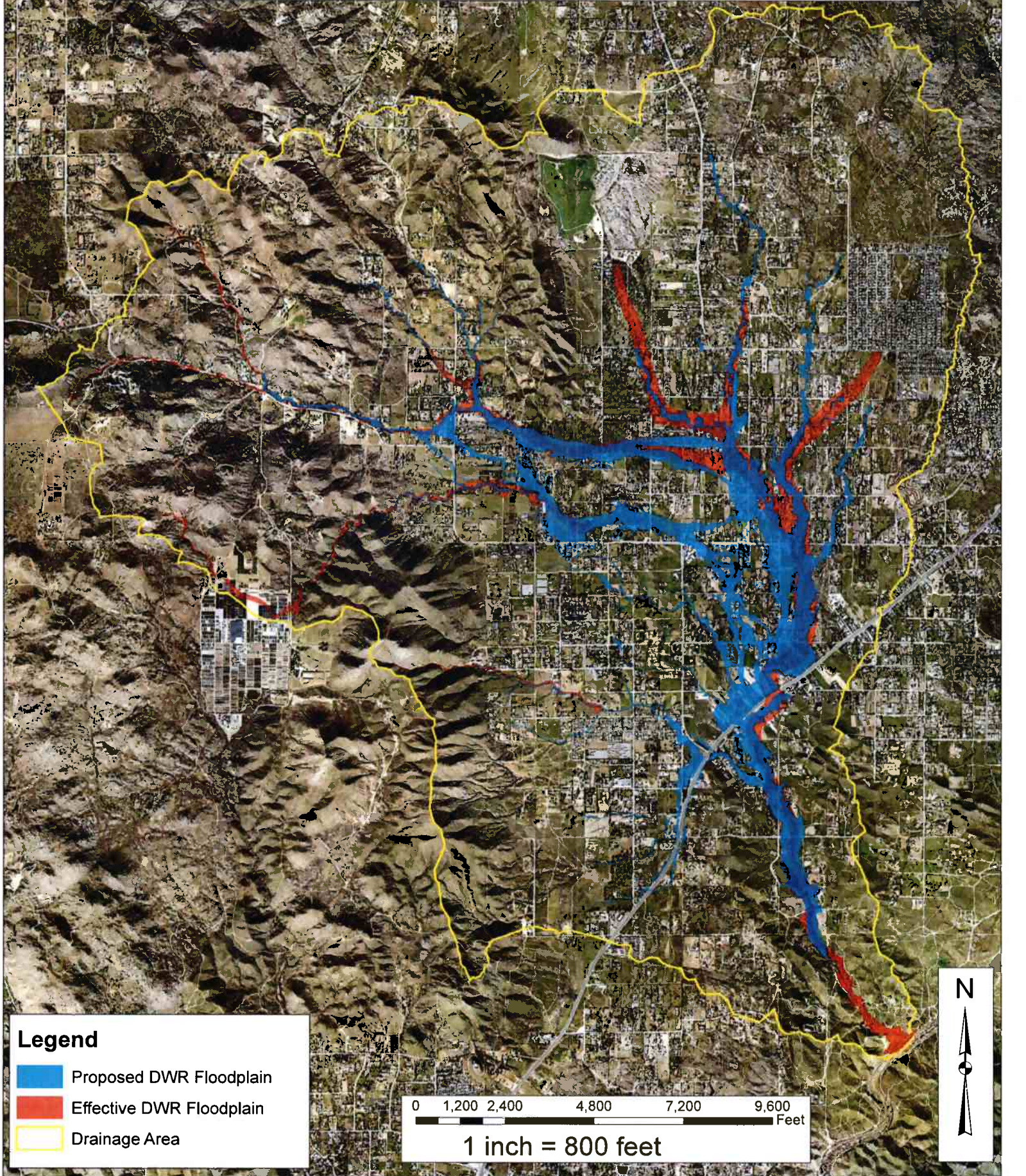
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BY: COUNTY OF RIVERSIDE
DATE: 2013

TOPOGRAPHY DATA
DATE: 2013
BY: COUNTY OF RIVERSIDE
DATE: 2013

BENCHMARK DATA

EXHIBIT 12: GOOD HOPE STUDY - 2D MODEL

DRAINAGE AREA = 15.3 SQ. MI



Legend

- Proposed DWR Floodplain
- Effective DWR Floodplain
- Drainage Area

0 1,200 2,400 4,800 7,200 9,600 Feet

1 inch = 800 feet



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.: NOI Ordinance No. 458.17 /

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:

01/15/2022

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

Date: January 15, 2022
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011512153-01

P.O. Number:

Ad Copy:

RIVERSIDE COUNTY BOARD OF SUPERVISORS

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 25, 2022 at 9:30 a.m.**, or as soon as possible thereafter, to consider adoption of the following Ordinance:

SUMMARY OF ORDINANCE NO. 458.17 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 7, 2021, the Board of Supervisors adopted an order to initiate an amendment to Ordinance No. 458 to include the Good Hope Special Study, revise the Special Flood Hazard within the Good Hope area and ten additional Department of Water Resources watercourses, update the Tualota Creek Special Study and Flood Hazard Area, and remove the Cactus Valley and the Oasis Special Studies. In addition, the Federal Emergency Management Agency (FEMA) requested changes to the current Ordinance 458 to maintain the Ordinance and Riverside County's compliance with the NFIP. Revisions to the Ordinance will provide consistency, clarification, direction for administering regulations and will maintain the Riverside County's compliance with the NFIP.

The proposed revisions mentioned above will be displayed on the Special Flood Hazard Areas in the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>.

Ordinance No. 458.17 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.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to the meeting.

Dated: December 21, 2021
Kecia R. Harper, Clerk of the Board
By: Zuly Martinez, Board Assistant

Press-Enterprise: 1/15

12/14/21
TLMA
Item 3.53



mediagroup

PART OF THE USA TODAY NETWORK

PO Box 23430

Green Bay, WI 54305-3430

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Email: legals@thedesertsun.com

**PROOF OF
PUBLICATION**

**STATE OF CALIFORNIA SS.
COUNTY OF RIVERSIDE**

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST

RIVERSIDE CA 92501

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 of the following issue dates, to wit:

01/15/2022

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 certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.. Executed on this 18th of January 2022 in Green Bay, WI, County of Brown.



DECLARANT

Ad#:0005058581

P O : 458.17

This is not an invoice

of Affidavits: 1

RIVERSIDE COUNTY BOARD OF SUPERVISORS

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Dated: December 21, 2021
Kecia R. Harper, Clerk of the Board
By: Zuly Martinez, Board Assistant

Published: 01/15/2022

TLMA
Item 3.53
December 14, 2021

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2022 JAN 31 AM 10:42