

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



ITEM: 21.3
(ID # 27546)

MEETING DATE:
Tuesday, May 06, 2025

FROM : TLMA-BUILDING AND SAFETY

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/BUILDING & SAFETY: Conduct Public Hearing and Introduction of Ordinance No. 458.18, 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; Certain Community Rating System (CRS) Provisions in the Ordinance; and Revision to Five (5) Department of Water Resources (DWR) Special Flood Hazard Areas. CEQA Exempt per State CEQA Guidelines Section 15061 (b)(3), All Districts. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:


1. **Find** that Ordinance No. 458.18 is exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) based in the findings set forth below; and
2. **Conduct** a public hearing and introduce, read title, waive further reading of, and adopt on successive weeks Ordinance No. 458.18, 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.

ACTION:Policy

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: May 6, 2025
xc: TLMA-Building and Safety, COB

Kimberly A. Rector
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 September 10, 2024 (Agenda Item 3.31, ID#25934), the Board of Supervisors adopted an order to initiate an amendment to Ordinance No. 458 to provide consistency between Ordinance No. 458 and the NFIP and to provide other administrative revisions for consistency, clarification and direction.

The current Ordinance No. 458 amendment includes the following revisions:

1. Administrative revisions requested by FEMA.
2. Revisions to five (5) DWR Special Flood Hazard Areas.
3. Policy clarifications associated with FEMA Community Rating System program.

FEMA Revisions

FEMA requested changes to the current Ordinance 458 to maintain the Ordinance and Riverside County's compliance with the NFIP to specifically reference 44 Code of Federal Regulations 60.3(d) within Ordinance 458. Revisions to the Ordinance will provide consistency, clarification and direction for administering regulations and will maintain Riverside County's compliance with the NFIP.

DWR Revisions

The DWR revisions focus on updating the special flood hazard zone area in five (5) watercourses located in various areas within unincorporated Riverside County. These revisions are based on better data, including updated topography and hydrology and hydraulics studies. See attachment A for maps of the revised floodplains.

The five (5) watercourses 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

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Ordinance. Upon Board approval, these DWR floodplains will be replaced with the more accurate hazard areas and will provide better guidance for development.

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. 458.18 does not prompt any new flood control projects. It is a current County Ordinance that is being amended for the reasons provided above.

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

CRS Revisions

The County is part of the FEMA Community Rating System ("CRS") program as it implements programs above the minimum NFIP compliance requirements. The County is currently at CRS Level 6, which results in a 20% discount on flood insurance policy for all County residents. This Ordinance update provides additional clarifications to those policies to maintain the CRS level and associated flood insurance discount.

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

Impact on Residents and Businesses

County of Riverside residents and businesses will be better informed about existing flood and erosion hazards. Long-term impacts will be less damage due to flooding and reduced instability in the flood hazard area. Updates to the Ordinance related to CRS will help residents and businesses maintain a discount on mandatory flood insurance for their properties.

CEQA

Ordinance No. 458.18 is exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Ordinance will have a significant effect on the environment. There is no specific development project connected with this proposed amendment, and it does not commit the County to any development. The County's approval of the amendment does not cause any circumstances to significantly impact the environment or have negative cumulative impacts on the environment because it does not prompt any actual projects or flood control projects; it is merely an adoption of an ordinance with procedures and regulations for development within special flood hazard areas in compliance with the NFIP. Any projects proposed by property owners will be subject to

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its own CEQA review at the time a project is proposed. No further environmental analysis is warranted at this time.

SUPPLEMENTAL:

Additional Fiscal Information


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

Contract History and Price Reasonableness

N/A

ATTACHMENTS

- A. Ordinance No. 458.17 Redline 4.15.25
- B. Ordinance No. 458.18 Final 4.15.25
- C. Flood Hazards Exhibits DWR 11-15



Jason Farin, Principal Policy Analyst 4/30/2025



Aaron Gettis, Chief of Deputy County Counsel 4/24/2025

1 ORDINANCE NO. 458.187

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 "ORDINANCE NO. 458"

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

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

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

- 15 a. The flood hazard areas of the County of Riverside are subject to periodic
16 inundation which may result in loss of life and property, health and safety
17 hazards, disruption in commerce and governmental services, extraordinary
18 public expenditures for flood protection and relief from flooding, and
19 impairment of the tax base, all of which adversely affect the public health,
20 safety, and general welfare.
- 21 b. When floodplains are developed without taking appropriate care and
22 precautions, flood heights, frequencies, and velocities increase, causing a
23 greater threat to humans, damage to property, destruction of natural
24 floodplain functions and adverse impacts to water quality.
- 25 c. The establishment of reasonable preventive and protective measures by
26 enacting development regulations and through participation in a national
27 program of flood insurance makes flood insurance coverage and relief
28 available on reasonable terms and conditions to persons who have need for

1 such protection.

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

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

22 Section 3. AUTHORITY. Local governments have the authority to adopt regulations
23 under Government Code Sections 65302, 65560, 65800 and 65850 to promote the public health, safety
24 and general welfare of its residents. This ordinance is adopted pursuant to the requirements of the
25 National Flood Insurance Program (NFIP), Title 42 United States Code Section 4001, et seq. and Code of
26 Federal Regulations, Title 44, Chapter I, Subchapter B, Part 59, as each may be amended, including all
27 regulations adopted pursuant thereto. Flood heights may be increased by man-made or natural causes.
28 This ordinance does not imply that land outside the regulated areas or the uses and development permitted

1 within such areas will be free from flooding or flood damages.

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

- 6 a. 100-Year Flood. Means and refers to the "Base Flood" as defined herein
7 below.
- 8 b. Accessory Structure. Means and refers to a structure, that may not qualify
9 as a "building", located on the same parcel of property as the primary
10 structure or building to be insured and the use of which is incidental and
11 subordinate to the use of the principal structure or building. For example,
12 open structures, such a carports, gazebos and picnic pavilions that do not
13 have at least two rigid walls are not "buildings" and thus would be
14 considered Accessory Structures.
- 15 c. Awareness Map. Means and refers to those floodplain maps produced by
16 the Department of Water Resources of the State of California that initially
17 identify flood hazard areas using approximate assessment procedures to
18 map 100-year floodplains for both riverine and alluvial fan conditions.
19 Such "awareness floodplains" will be shown simply as flood hazard areas
20 without specific depth and other flood hazard data.
- 21 d. Base Flood. Means and refers to a flood which has a one percent (1%)
22 chance of being equaled or exceeded in any given year (also called the
23 "100-Year Flood"). Base Flood is the term commonly used throughout this
24 ordinance.
- 25 e. Base Flood Elevation (BFE). Means and refers to the elevation shown on
26 the Flood Insurance Rate Map for Zones AE, AH, A1-30, VE and V1-V30,
27 and those elevation determined by the County of Riverside for other special
28 flood hazard areas that indicates the water surface elevation resulting from a

1 flood that has a one percent (1%) or greater chance of being equaled or
2 exceeded in any given year.

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

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

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

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

15 j. Contractor. Means and refers to a licensed General Contractor or
16 professional construction estimator.

17 k. Design Flood. Means the flood associated with the greater of the following
18 two areas:

19 1. Area with a flood plain subject to a 1-percent or greater chance of
20 flooding in any year.

21 2. Area designated as a flood hazard area on a community's flood hazard
22 map, or otherwise legally designated.

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

28 m. Elevation Certificate (Known as FEMA Form FF-206-FY 22-152 (formerly

086-0-33 in effect as of ~~March 1, 2018~~ August 2023 or the latest version thereafter). Means and refers to a form used for recording the finished floor elevations and adjacent ground of a building.

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

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

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

q. FEMA. Means and refers to the Federal Emergency Management Agency.

r. Flood control project. Means a dam or barrier design and constructed to keep water away from or out of a specified area, including but not limited to levees, floodwalls, and channelization.

s. Flood damage-resistant materials. Means any construction material capable of withstanding direct and prolonged contact with floodwaters without

1 sustaining any damage that requires more than cosmetic repair. (Also
2 defined in CCR Title 24 Part 2)

- 3
- 4 t. Flood or flooding. Means a general and temporary condition of partial or
5 complete inundation of normally dry land from:
6 (1) The overflow of inland or tidal waters.
7 (2) The unusual and rapid accumulation or runoff of surface waters from
8 any source.
9 (3) Mudslides (i.e., mudflows) which are proximately caused by flooding.

10

11

12 u. Flood Insurance Rate Map (FIRM). Means and refers to the official map on
13 which the Federal Emergency Management Agency or Federal Insurance
14 Administration has delineated both the areas of special flood hazards and
15 the risk premium zones applicable to the unincorporated areas of Riverside
16 County.

17 v. Flood Insurance Study. Means and refers to the official report provided by
18 the Federal Insurance Administration that includes discharge rates, flood
19 profiles, the Flood Insurance Rate Map(s), and the water surface elevations
20 of the base floods.

21 w. Floodplain Administrator. Means and refers to the Director, or his
22 designee, of the Department of Building and Safety for the County of
23 Riverside.

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

and TB 7-~~93~~ and Policy Document P-2140.

y. 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.

z. Fraud and Victimization. As related to Section 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.

aa. 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.

bb. 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

- 1 3. Individually listed on a state inventory of historic places in states
2 with historic preservation programs which have been approved by
3 the Secretary of Interior; or
4 4. Individually listed on a local inventory of historic places in
5 communities with historic preservation programs that have been
6 certified either by an approved state program as determined by the
7 Secretary of the Interior or directly by the Secretary of the Interior in
8 states without approved programs.

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

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

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

20 ff. Letter of Map Changes (LOMC). Means an official determination issued by
21 FEMA that amends or revises an effective Flood Insurance Rate Map or
22 Flood Insurance Study. Letters of Map Change include:
23 (1) Letter of Map Amendment (LOMA): An amendment based on technical
24 data showing that a property was incorrectly included in a designated
25 special flood hazard area. A LOMA amends the current effective Flood
26 Insurance Rate Map and establishes that a specific property, portion of a
27 property, or structure is not located in a special flood hazard area.
28

1 (2) Letter of Map Revision (LOMR): A revision based on technical data
2 that may show changes to flood zones, flood elevations, special flood
3 hazard area boundaries and floodway delineations, and other planimetric
4 features..

5
6 (3) Letter of Map Revision Based on Fill (LOMR-F): A determination that a
7 structure or parcel of land has been elevated by fill above the base flood
8 elevation and is, therefore, no longer located within special flood hazard
9 area. In order to qualify for this determination, the fill must have been
10 permitted and placed in accordance with the community's floodplain
11 management regulations.

12
13 (4) Conditional Letter of Map Revision (CLOMR): A formal review and
14 comment as to whether a proposed flood protection project or other project
15 complies with the minimum NFIP requirements for such projects with
16 respect to delineation of special flood hazard areas. A CLOMR does not
17 revise the effective Flood Insurance Rate Map or Flood Insurance Study;
18 upon submission and approval of certified as-builts documentation, a Letter
19 of Map Revision may be issued by FEMA to revise the effective FIRM.

20
21 gg. Lowest Floor. Means and refers to the lowest floor of the lowest enclosed
22 area (including basement). An unfinished or flood resistant enclosure,
23 usable solely for parking of vehicles, building access or storage in an area
24 other than a basement area is not considered a building's lowest floor;
25 provided, that such enclosure is not built so as to render the structure in
26 violation of applicable non-elevation design requirements of Section 8 of
27 this ordinance.

28 hh. Manufactured Home. Means and refers to a structure, transportable in one

1 or more sections, which is built on a permanent chassis and is designed for
2 use with or without a permanent foundation when attached to the required
3 utilities. The term "Manufactured Home" does not include a recreational
4 vehicle.

5 ii. Manufactured Home Park or Subdivision. Means and refers to a parcel (or
6 contiguous parcels) of land divided into two or more manufactured home
7 lots for rent or sale.

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

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

26 ll. New Construction. Means and refers to structures for which the "Start of
27 Construction" commenced on or after April 15, 1980, the effective date of
28 the County's initial FIRM, and includes any subsequent improvements to

such structures.

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

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

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

pp. Riverine. Means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

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

rr. Special Flood Hazard Area (SFHA). Means and refers to an area in the floodplain subject to a one percent (1%) or greater chance of flooding in any given year. It is shown on an FHBM or FIRM as Zone A, AO, A1-A30, AE, A99, or, AH. This includes floodplains, flood boundaries and

1 flood hazards within the studies listed in Section 5.

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

21 tt. Structure. Means for floodplain management purposes, a walled and roofed
22 building, including a gas or liquid storage tank that is principally above
23 ground, as well as a manufactured home.

24 uu. Substantial Improvements/Substantially Improved. Means and refers to any
25 reconstruction, rehabilitation, addition, or other improvement of a structure,
26 in which the cost of this improvement equals or exceeds 50 percent of the
27 market value of the structure before the Start of Construction of the
28 proposed improvement. This term includes structures which have incurred

"Substantial Damage" (as it is hereinafter defined), regardless of the actual repair work performed. The term does not include any alterations necessary to comply with existing state or local health, sanitary or safety code specifications or regulations, or any alterations of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

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

ww. Utility and Miscellaneous Group U. Means buildings and structures of an accessory character and miscellaneous structure not classified in any special occupancy, as describe in the building code.

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

yy. Variance. Means a grant of relief from the requirements of these regulations which permits construction in a manner otherwise prohibited and where specific enforcement would result in exceptional hardship.

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

aaa. Watercourse. Means a river, creek, stream, channel or other topographic feature in, on, through, or over which water flows at least periodically.

Section 5. APPLICATION. This ordinance shall apply to all the special flood hazard

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

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

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

- 18 1. San Gorgonio River and Smith Creek, June 1973.
- 19 2. San Gorgonio River and Tributaries, October 1974.
- 20 3. Warm Springs Creek, February 2003.

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

- 26 1. Cabazon Flood Study, Flood Hazard Areas, June 1980.
- 27 2. Lakeview & Sierra Vista Tracts, 100-year Floodplain Limits,
28 October 1990.

3. Tucalota Creek, November 2021.
4. Long Valley Wash, October 2002.
5. Juniper Flats Floodplain, May 2006.
6. Coldwater Canyon Wash Flood Hazard Study, January 2018
7. Good Hope Study, October 2019

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

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

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

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

1 a. Abrogation and Greater Restrictions. These regulations supersede any
2 ordinance in effect in flood hazard areas. However, these regulations are not
3 intended to repeal, abrogate or impair any existing ordinances including
4 land development regulations, subdivision regulations, zoning ordinances,
5 stormwater management regulations, or building codes, nor any existing
6 easements, covenants, or deed restrictions. In the event of an overlap or
7 conflict between these regulations and any other ordinance, code,
8 regulation, easement, covenant, or deed restriction, the more restrictive shall
9 govern.

10
11 b. Designation of the Floodplain Administrator. The Director of the
12 Department of Building and Safety for the County of Riverside, or his
13 designee, is hereby appointed to administer, coordinate, implement and
14 enforce this ordinance by granting or denying development permits in
15 accord with its provisions.

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

19 1. Permit Review. Review all development permit applications to:

- 20 a) Determine if permit requirements of this ordinance have
21 been satisfied; and
22 b) Make substantial improvement and substantial damage of
23 existing structures determinations; and
24 c) Assure that all other required state and federal permits have
25 been obtained.

26 2. Assurance. Assure procedures are coordinated with other
27 departments/divisions and implemented by County staff and take
28

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

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

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

- 1 a) Maintain a record of floodplain maps and supporting
2 documentation for the special flood hazard areas included in
3 Section 5; and
4

5 Section 7. PROCEDURE.

- 6 a. Insofar as it is feasible, it is intended that the requirements of this ordinance
7 shall be integrated into the processing of applications for development
8 permits under other County Ordinances including, but not limited to,
9 Ordinances Nos. 348, ~~369~~, 457, 460, ~~and~~ 555, and 650. When the
10 information required, or the procedures involved, in the processing of such
11 applications is not sufficient to assure compliance with the requirements of
12 this ordinance, a separate application shall be filed as hereinafter provided.
- 13 b. Whenever an application for a permit involves land which lies within the
14 special flood hazard area of any map referred to in Section 5 of this
15 ordinance, the Floodplain Administrator that accepts the application shall
16 determine if a separate application shall be filed.
- 17 1. If a permit would allow the location of any structure, new
18 construction or substantial improvement thereto, or allow the
19 alteration of land by grading or otherwise, or allow the placement of
20 a recreational vehicle pursuant to section 8.a.~~79~~ of this ordinance,
21 and the existing permit procedure does not otherwise provide for a
22 specific and still appropriate, recommendation by RCFC&WCD or
23 CVWD, a separate application shall be filed by the applicant
24 accompanied by a fee as set forth in Ordinance No. 671 Section 4.
- 25 2. If a permit would allow the location of any structure, new
26 construction or substantial improvement thereto, or allow the
27 alteration of land by grading or otherwise, or allow the placement of
28 a recreational vehicle pursuant to section 8.a.~~79~~ of this ordinance,

1 and the existing permit procedure does provide for a specific and
2 still appropriate recommendation by the RCFC&WCD or CVWD, a
3 separate application shall be filed by the applicant accompanied by a
4 ~~reduced 5.5-hour minimum~~ fee set forth in Ordinance No. 671
5 Section ~~4.3~~^{4.317B} to begin review.

- 6 3. If a permit would allow for an attached deck or enclosed patio, a
7 separate application shall be filed by the applicant accompanied by a
8 ~~reduced 5.5-hour minimum~~ fee set forth in Ordinance No. 671
9 Section ~~4.3~~^{4.317B} to begin review.

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

- 14 1. If a permit would allow the location of any structure, new
15 construction or substantial improvement thereto, or allow the
16 alteration of land by grading or otherwise, or allow the placement of
17 a recreational vehicle pursuant to section 8.a.⁷ of this ordinance, and
18 the existing permit procedure does not otherwise provide for a
19 specific and still appropriate, recommendation by RCFC&WCD or
20 CVWD, a separate application shall be filed by the applicant
21 accompanied by a ~~reduced 5.5-hour minimum~~ fee as set forth in
22 Ordinance No. 671 Section ~~4.3~~^{4.317B} to begin review.

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

- 26 d. All separate applications shall be filed with the Floodplain Administrator
27 that accepts the basic application and shall be accompanied by a fee as set
28 forth in Ordinance No. 671. Sites on noncontiguous parcels shall require

1 separate submittals. Each application shall contain plans that, at a
2 minimum, include the following:

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

7 2. Elevation contours, with maximum interval of:

8 SLOPE INTERVAL

9 0 – 2.99% 1'

10 3 – 9.99% 4'

11 10% plus 10'

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

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

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

27 e. Upon acceptance of both applications as being complete for filing, the
28 Floodplain Administrator shall forward copies of the basic application and

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

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

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

15 NOTE: A base flood elevation may be calculated using one of two methods
16 from the FEMA publication, FEMA 265, Managing Floodplain
17 Development in Approximate Zone A Areas – A Guide for Obtaining and
18 Developing Base (100-year) Flood Elevations, dated July 1995 and
19 subsequent revisions by FEMA. For alluvial fans, the base flood elevation
20 and velocity may be calculated using methods from the FEMA publication,
21 Guidelines and Specifications for Flood Hazard Mapping Partners,
22 Appendix G: Guidance for Alluvial Fan Flood Risk~~Flooding~~ Analyses and
23 Mapping dated November 2016 and subsequent revisions by FEMA~~April~~
24 2003.

25 h. Within thirty (30) days after determining that all required information has
26 been obtained, the RCFC&WCD or CVWD shall issue a report approving,
27 with conditions or modifications, or denying the proposed plan.
28

- 1 i. The applicant shall submit to RCFC&WCD or CVWD certifications,
2 including but not limited to Elevation Certificates, to satisfy the conditions
3 as referenced in Section 7.h, prior to the issuance of any subsequent
4 building permits.
- 5 j. The RCFC&WCD and CVWD shall maintain a record of all applications
6 reviewed and approved pursuant to this ordinance. Said record shall consist
7 of the application form, accompanying plans and Elevation Certificate.

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

- 10 a. Special Flood Hazard Areas (SFHA). Within the areas shown on the maps
11 listed in Section 5 as a Special Flood Hazard Area or floodplain, all
12 proposed developments shall meet the following requirements:
- 13 1. All permit applications shall be reviewed to determine whether
14 proposed building sites will be reasonably safe from flooding. All
15 new structures, new construction and substantial improvements to
16 existing structures shall:
- 17 a) Be designed (or modified) and adequately anchored to
18 prevent flotation, collapse, or lateral movement of the
19 structure resulting from hydrodynamic and hydrostatic loads,
20 including the effects of buoyancy.
- 21 b) Be constructed with materials resistant to flood damage and
22 in accordance with the latest versions of (i) California
23 Residential Code Section R322 for residential structures, (ii)
24 California Building Code, Title 24, Part 2, Section 1612 for
25 non-residential structures, and (iii) 1 foot above BFE for
26 manufactured homes, including all associated utilities and
27 equipment.-
- 28 c) Be constructed by methods and practices that minimize flood

1 damages.

2 d) For residential structures be elevated ~~constructed~~ per
3 California Residential Code Section R322, including any
4 electrical, heating, ventilation, plumbing, and air
5 conditioning equipment and other service facilities servicing
6 the building or attached to the residential structure to prevent
7 water from entering or accumulating within the components
8 during conditions of flooding.

9 e) For manufactured homes be elevated above the Base Flood
10 Elevation plus 1 foot, including any electrical, heating,
11 ventilation, plumbing, and air conditioning equipment and
12 other service facilities servicing the building or attached to
13 the manufactured home to prevent water from entering or
14 accumulating within the components during conditions of
15 flooding.

16 f) Swimming pools shall:

- 17 1) Be constructed flush to the ground.
- 18 2) Have excavated dirt from the pool needs to be
19 removed from the site or spread across the site, no
20 more than four (4) inches thick.
- 21 3) Have equipment servicing the pool elevated at or
22 above the Base Flood Elevation plus 1 foot.

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

26 3. The existing structures shall also comply with current regulations
27 (such as elevating the finished floor) when the substantial
28 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.

4. All subdivision proposals and other proposed new development, including commercial, industrial, 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.

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

6. 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.

7. 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.a.1.a). 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.

8. All new construction and substantial improvements (including associated machinery and equipment) of non-residential structures shall:

a) Be constructed and have the lowest floor (including basement) elevated per California Building Code, Title 24, Part 2, Section 1612; or

b) Together with attendant utility and sanitary facilities, be designed so that below the elevation level specified above 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.

9. 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 and California Building Code, Title 24, Part 2, Section 1612, as applicable. 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.

10. Within any AO zone on the Flood Insurance Rate Maps, all new construction and substantial improvements of:
a) Residential structures shall be constructed and have the lowest floor (including basement) elevated per California Residential Code Section R322.

Within any AO zone on the Flood Insurance Rate Maps, all mechanical, electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities attached to the manufactured homes must be elevated to that level specified above to prevent water from entering or accumulating within the components during conditions of flooding.

b) Manufactured homes shall have the lowest floor (including basement) elevated 1 foot above the depth specified on the FIRMBFE.

Within any AO zone on the Flood Insurance Rate Maps, all mechanical, electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities attached to the manufactured homes must be elevated to that level specified above to prevent water from entering or accumulating within the components during conditions of flooding.

11. Within any AO zone on the Flood Insurance Rate Maps, all new construction and substantial improvements of non-residential structures shall be constructed and have the lowest floor (including basement) elevated above the highest adjacent grade per California Building Code, Title 24, Part 2, Section 1612;

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

13. 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).

14. 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.

15. 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.

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

17. All new buildings and/or substantial improvements located within 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).

18. Any flood water storage displaced as a result of fill placement

1 within Lake Elsinore's 100-year floodplain shall be made up by
2 excavating 1.3 times the displaced volume within the elevation
3 range between 1249.4 and 1265.7 (NAVD88).

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

15 b. Floodways.

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

27 2. Until such time that a regulatory floodway is adopted,
28 no new construction or other development (including

1 fill) shall be permitted within Zones A, A1-30 and
2 AE, unless it is demonstrated that the cumulative
3 effect of the proposed development, when combined
4 with all other development, will not increase the
5 water surface elevation of the base flood more than
6 one (1) foot or as determined by the RCFC&WCD or
7 the CVWD at any point along the floodplain.

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

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

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

- 18 1. The proposed revision will be placed on the Board of Supervisors
19 agenda for a public hearing.
20 2. The Floodplain Administrator shall reflect the limits of the revised
21 SFHAs in the Public Flood Hazard Determination Interactive Map
22 after adoption of the 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
25 shall 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
- 7 SFHAs 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
- 10 after receipt of final exhibit.

11 Section 10. APPEALS.

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

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

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

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

1 criteria are designed to screen out those situations in which alternatives
2 other than a variance are more appropriate.

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

17 c. Conditions for Variances.

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

1 and the variance is the minimum necessary to preserve the historic
2 character and design of the structure.

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

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

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

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

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

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

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

28 1. That the approval of a variance was for good and sufficient cause

1 which amount to special circumstances applicable to the subject
2 property that does not generally apply to other property in the same
3 Special Flood Hazard Area.

- 4 2. That failure to grant the variance would result in exceptional
5 hardship to the applicant.
- 6 3. That the granting of a variance will not confer a special privilege not
7 enjoyed by other similarly situated properties.
- 8 4. That strict application of the ordinance deprives the property of
9 privileges enjoyed by other property in the vicinity and in the same
10 Special Flood Hazard Area.
- 11 5. That the granting of a variance will not result in increased flood
12 heights, additional threats to public safety, extraordinary public
13 expense, create nuisances, cause fraud on or victimize the public or
14 conflict with existing laws or ordinances.
- 15 6. That the variance is the minimum necessary, considering the flood
16 hazard, to afford relief.

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

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

28 Section 13. VIOLATIONS AND PENALTIES. The procedures, remedies and

penalties for violation of this ordinance and for recovery of costs related to enforcement are provided for in Ordinance No. 725, as it is amended from time to time, which is incorporated herein by this reference.

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

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

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

By: _____
CHUCK WASHINGTON, Chair

ATTEST:
Kecia Harper-Ihem
CLERK OF THE BOARD

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM

_____, 2025

By: _____
AARON C. GETTIS,
Deputy County Counsel

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

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

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

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

1

1 welfare and minimize public and private costs caused by flooding by regulating development within the
2 special flood hazard areas to be applied uniformly throughout the unincorporated areas of Riverside County
3 to all publicly and privately owned land within flood prone, mudslide or flood related erosion areas. These
4 regulations are designed to:

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

20 Section 3. AUTHORITY. Local governments have the authority to adopt regulations under
21 Government Code Sections 65302, 65560, 65800 and 65850 to promote the public health, safety and general
22 welfare of its residents. This ordinance is adopted pursuant to the requirements of the National Flood
23 Insurance Program (NFIP), Title 42 United States Code Section 4001, et seq. and Code of Federal
24 Regulations, Title 44, Chapter I, Subchapter B, Part 59, as each may be amended, including all regulations
25 adopted pursuant thereto. Flood heights may be increased by man-made or natural causes. This ordinance
26 does not imply that land outside the regulated areas or the uses and development permitted within such
27 areas will be free from flooding or flood damages.
28

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

- 4 a. 100-Year Flood. Means and refers to the "Base Flood" as defined herein below.
- 5 b. Accessory Structure. Means and refers to a structure, that may not qualify as a
6 "building", located on the same parcel of property as the primary structure or building
7 to be insured and the use of which is incidental and subordinate to the use of the
8 principal structure or building. For example, open structures, such a carports,
9 gazebos and picnic pavilions that do not have at least two rigid walls are not
10 "buildings" and thus would be considered Accessory Structures.
- 11 c. Awareness Map. Means and refers to those floodplain maps produced by the
12 Department of Water Resources of the State of California that initially identify flood
13 hazard areas using approximate assessment procedures to map 100-year floodplains
14 for both riverine and alluvial fan conditions. Such "awareness floodplains" will be
15 shown simply as flood hazard areas without specific depth and other flood hazard
16 data.
- 17 d. Base Flood. Means and refers to a flood which has a one percent (1%) chance of
18 being equaled or exceeded in any given year (also called the "100-Year Flood").
19 Base Flood is the term commonly used throughout this ordinance.
- 20 e. Base Flood Elevation (BFE). Means and refers to the elevation shown on the Flood
21 Insurance Rate Map for Zones AE, AH, A1-30, VE and V1-V30, and those elevation
22 determined by the County of Riverside for other special flood hazard areas that
23 indicates the water surface elevation resulting from a flood that has a one percent
24 (1%) or greater chance of being equaled or exceeded in any given year.
- 25 f. Basement. Means and refers to any area of a building having its floor subgrade
26 (below ground level) on all sides.
- 27 g. Building Code. Means and refers to the latest edition of the California Residential
28

Code (CRC), California Code of Regulations Title 24, Part 2.5, in effect at the time a building permit application is submitted.

- h. CVWD. Means and refers to the Coachella Valley Water District, a special district created under California law.
- i. Colorado River Floodway Fringe. Means and refers to that area subject to inundation by floods of varying magnitudes generated from the Colorado River, up to and including the floodway flow, but which is not required for the safe conveyance of the floodway flow and is not included in the computation of the Colorado River Floodway base flood elevation.
- j. Contractor. Means and refers to a licensed General Contractor or professional construction estimator.
- k. Design Flood. Means the flood associated with the greater of the following two areas:
 - 1. Area with a flood plain subject to a 1-percent or greater chance of flooding in any year.
 - 2. Area designated as a flood hazard area on a community's flood hazard map, or otherwise legally designated.
- l. Development. Means and refers to any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, storage of equipment or materials.
- m. Elevation Certificate (Known as FEMA Form FF-206-FY 22-152 (formerly 086-0-33 in effect as of August 2023 or the latest version thereafter). Means and refers to a form used for recording the finished floor elevations and adjacent ground of a building.
- n. Encroachment. Means and refers to activities or construction within the floodway including fill, new construction, substantial improvements, or other development.

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

- 4 o. Existing Manufactured Home Park or Subdivision. Means and refers to a
5 manufactured home park or subdivision for which the construction of facilities for
6 servicing the lots on which the manufactured homes are to be affixed (including, at
7 a minimum, the installation of utilities, either final site grading or pouring of concrete
8 pads, and the construction of streets) is completed before July 5, 1979, the effective
9 date of the County's first adopted floodplain management ordinance.
- 10 p. Expansion to an Existing Manufactured Home Park or Subdivision. Means and
11 refers to the preparation of additional sites by the construction of facilities for
12 servicing the lots on which the manufactured homes are to be affixed (including the
13 installation of utilities, either final site grading or pouring of concrete pads, or the
14 construction of streets).
- 15 q. FEMA. Means and refers to the Federal Emergency Management Agency.
- 16 r. Flood control project. Means a dam or barrier design and constructed to keep water
17 away from or out of a specified area, including but not limited to levees, floodwalls,
18 and channelization.
- 19 s. Flood damage-resistant materials. Means any construction material capable of
20 withstanding direct and prolonged contact with floodwaters without sustaining any
21 damage that requires more than cosmetic repair. (Also defined in CCR Title 24 Part
22 2)
- 23 t. Flood or flooding. Means a general and temporary condition of partial or complete
24 inundation of normally dry land from:
- 25 1. The overflow of inland or tidal waters.
 - 26 2. The unusual and rapid accumulation or runoff of surface waters from any
27 source.
- 28

1 3. Mudslides (i.e., mudflows) which are proximately caused by flooding.

2 u. Flood Insurance Rate Map (FIRM). Means and refers to the official map on which
3 the Federal Emergency Management Agency or Federal Insurance Administration
4 has delineated both the areas of special flood hazards and the risk premium zones
5 applicable to the unincorporated areas of Riverside County.

6 v. Flood Insurance Study. Means and refers to the official report provided by the
7 Federal Insurance Administration that includes discharge rates, flood profiles, the
8 Flood Insurance Rate Map(s), and the water surface elevations of the base floods.

9 w. Floodplain Administrator. Means and refers to the Director, or his designee, of the
10 Department of Building and Safety for the County of Riverside.

11 x. Floodproofing Means and refers to any combination of structural and nonstructural
12 additions, changes, or adjustments to structures which reduce or eliminate flood
13 damage to real estate or improved real property, water and sanitary facilities,
14 structures, and their contents. For guidelines on dry and wet floodproofing, see
15 FEMA Technical Bulletins TB 1, TB 3, and TB 7 and Policy Document P-2140.

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

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

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

5 bb. Historic Structure. Means and refers to any structure that is:

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

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

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

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

4 ff. Letter of Map Changes (LOMC). Means an official determination issued by FEMA
5 that amends or revises an effective Flood Insurance Rate Map or Flood Insurance
6 Study. Letters of Map Change include:

- 7 1. Letter of Map Amendment (LOMA): An amendment based on technical data
8 showing that a property was incorrectly included in a designated special flood
9 hazard area. A LOMA amends the current effective Flood Insurance Rate
10 Map and establishes that a specific property, portion of a property, or
11 structure is not located in a special flood hazard area.
- 12 2. Letter of Map Revision (LOMR): A revision based on technical data that may
13 show changes to flood zones, flood elevations, special flood hazard area
14 boundaries and floodway delineations, and other planimetric features.,
- 15 3. Letter of Map Revision Based on Fill (LOMR-F): A determination that a
16 structure or parcel of land has been elevated by fill above the base flood
17 elevation and is, therefore, no longer located within special flood hazard area.
18 In order to qualify for this determination, the fill must have been permitted
19 and placed in accordance with the community's floodplain management
20 regulations.
- 21 4. Conditional Letter of Map Revision (CLOMR): A formal review and
22 comment as to whether a proposed flood protection project or other project
23 complies with the minimum NFIP requirements for such projects with respect
24 to delineation of special flood hazard areas. A CLOMR does not revise the
25 effective Flood Insurance Rate Map or Flood Insurance Study; upon
26 submission and approval of certified as-builts documentation, a Letter of Map
27 Revision may be issued by FEMA to revise the effective FIRM.
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- 1 gg. Lowest Floor. Means and refers to the lowest floor of the lowest enclosed area
2 (including basement). An unfinished or flood resistant enclosure, usable solely for
3 parking of vehicles, building access or storage in an area other than a basement area
4 is not considered a building's lowest floor; provided, that such enclosure is not built
5 so as to render the structure in violation of applicable non-elevation design
6 requirements of Section 8 of this ordinance.
- 7 hh. Manufactured Home. Means and refers to a structure, transportable in one or more
8 sections, which is built on a permanent chassis and is designed for use with or without
9 a permanent foundation when attached to the required utilities. The term
10 "Manufactured Home" does not include a recreational vehicle.
- 11 ii. Manufactured Home Park or Subdivision. Means and refers to a parcel (or
12 contiguous parcels) of land divided into two or more manufactured home lots for rent
13 or sale.
- 14 jj. Market Value. Means and refers to the price agreed to be paid in an open market by
15 a willing buyer to a willing seller, with neither acting under compulsion to buy or
16 sell, giving due consideration to all economic uses of the property at the time of the
17 valuation. The market value of a structure reflects its original quality, subsequent
18 improvements, physical age of building components and current condition. For the
19 purposes of determining substantial improvement, market value pertains only to the
20 structure in question. It does not pertain to the land, landscaping or detached
21 accessory structures on the property. Market value of the structure will be obtained
22 by the Floodplain Administrator using the assessed value of the structure as shown
23 on the last equalization assessment roll. The resulting market value is intended to
24 bring order and equity to the Separate Application process which can be readily
25 determined and administered without undue delays to the applicant. Alternatively,
26 the applicant can submit a formal appraisal to determine the market value.
- 27 kk. Mean Sea Level. Means and refers to the National Geodetic Vertical Datum
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(NGVD) of 1929, North American Vertical Datum of 1988 (NAVD 88), or other datum, to which base flood elevations are referenced.

- ll. New Construction. Means and refers to structures for which the "Start of Construction" commenced on or after April 15, 1980, the effective date of the County's initial FIRM, and includes any subsequent improvements to such structures.
- mm. New Manufactured Home Park or Subdivision. Means and refers to a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, either final site grading or the pouring of concrete pads, and the construction of streets) is completed on or after July 5, 1979, the effective date of the County's first adopted floodplain management ordinance.
- nn. RCFC&WCD. Means and refers to the Riverside County Flood Control and Water Conservation District, a special district created under California law.
- oo. Recreational Vehicle. Means and refers to a vehicle which is (i) built on a single chassis; (ii) 400 square feet or less when measured at the largest horizontal projection; (iii) designed to be self-propelled or permanently towable by a light duty truck; and (iv) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.
- pp. Riverine. Means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.
- qq. Separate Application. An additional floodproofing permit application will be required when processing an application for development permit for land which lies within the special flood hazard area of any map referred to in Section 5 of this ordinance.
- rr. Special Flood Hazard Area (SFHA). Means and refers to an area in the floodplain subject to a one percent (1%) or greater chance of flooding in any given year. It is

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

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

20 tt. Structure. Means for floodplain management purposes, a walled and roofed building,
21 including a gas or liquid storage tank that is principally above ground, as well as a
22 manufactured home.

23 uu. Substantial Improvements/Substantially Improved. Means and refers to any
24 reconstruction, rehabilitation, addition, or other improvement of a structure, in which
25 the cost of this improvement equals or exceeds 50 percent of the market value of the
26 structure before the Start of Construction of the proposed improvement. This term
27 includes structures which have incurred "Substantial Damage" (as it is hereinafter
28

defined), regardless of the actual repair work performed. The term does not include any alterations necessary to comply with existing state or local health, sanitary or safety code specifications or regulations, or any alterations of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

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

ww. Utility and Miscellaneous Group U. Means buildings and structures of an accessory character and miscellaneous structure not classified in any special occupancy, as describe in the building code.

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

yy. Variance. Means a grant of relief from the requirements of these regulations which permits construction in a manner otherwise prohibited and where specific enforcement would result in exceptional hardship.

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

aaa. Watercourse. Means a river, creek, stream, channel or other topographic feature in, on, through, or over which water flows at least periodically.

Section 5. APPLICATION. This ordinance shall apply to all the special flood hazard areas within the unincorporated areas and within the jurisdiction of the County of Riverside on file at

1 RCFC&WCD headquarters and shown on the [Public Flood Hazard Determination Interactive Map](http://rcflood.org) found
2 at <http://rcflood.org>. These special flood hazard areas incorporate:

- 3 a. The "Flood Insurance Study: Riverside County, California Unincorporated Areas"
4 dated April 15, 1980, and all subsequent amendments and revisions, and the
5 accompanying Flood Insurance Rate Maps (FIRMs) dated April 15, 1980, and all
6 subsequent amendments and revisions to such maps, are hereby adopted by reference
7 as a part of these regulations and serve as the basis for establishing flood hazard
8 areas. Where the building code establishes flood hazard areas, such areas are
9 established by this section. Additional maps and studies, when specifically adopted,
10 supplement the Flood Insurance Study and FIRMs to establish additional flood
11 hazard areas. Maps and studies that establish flood hazard areas are on file at the
12 Riverside County Flood Control and Water Conservation District located at 1995
13 Market Street, Riverside, California 92501.
- 14 b. The flood hazard areas shown on the maps prepared by the U.S. Army Corps of
15 Engineers entitled:
- 16 1. San Gorgonio River and Smith Creek, June 1973.
17 2. San Gorgonio River and Tributaries, October 1974.
18 3. Warm Springs Creek, February 2003.
- 19 c. The special flood hazard areas shown on the following maps prepared for Riverside
20 County, including any amendments, revisions or additions thereto that are hereafter
21 adopted by resolution of the Board of Supervisors after a public hearing on the
22 proposed adoption per the provisions of Section 9 of this ordinance:
- 23 1. Cabazon Flood Study, Flood Hazard Areas, June 1980.
24 2. Lakeview & Sierra Vista Tracts, 100-year Floodplain Limits, October 1990.
25 3. Tocalota Creek, November 2021.
26 4. Long Valley Wash, October 2002.
27 5. Juniper Flats Floodplain, May 2006.
28

1 6. Coldwater Canyon Wash Flood Hazard Study, January 2018

2 7. Good Hope Study, October 2019

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

8 e. The flood hazard areas shown on the map prepared as part of the "Flood Plain
9 Information, Colorado River, Palo Verde Dam to Imperial Dam" dated October
10 1974, for that area between the Palo Verde Diversion Dam and Taylor Ferry; or on
11 any Flood Insurance Rate Maps and Flood Hazard Boundary Maps, including any
12 amendments or additions thereto that hereafter go into effect pursuant to the
13 provisions of the applicable Federal Law for the Colorado River.

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

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

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

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

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

12 1. Permit Review. Review all development permit applications to:

- 13 a) Determine if permit requirements of this ordinance have been
- 14 satisfied; and
- 15 b) Make substantial improvement and substantial damage of existing
- 16 structures determinations; and
- 17 c) Assure that all other required state and federal permits have been
- 18 obtained.

19 2. Assurance. Assure procedures are coordinated with other
20 departments/divisions and implemented by County staff and take any
21 remedial actions necessary to administer and implement this ordinance.

22 3. Referrals. Refer public to RCFC&WCD or CVWD for review, use and
23 development of other Base Flood data.

24 4. Submittals. Forward separate applications to RCFC&WCD or CVWD for
25 technical review.

26 5. Notification. Notify other appropriate agencies of alteration or relocation of
27 watercourses, changes on Base Flood Elevations due to physical alterations
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1 and changes in corporate boundaries.

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

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

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

10 b. Duties and Responsibilities of RCFC&WCD and CVWD. The duties and
11 responsibilities include the following:

- 12 1. Review and process separate applications within their respective
13 jurisdictions.
- 14 2. Obtain and maintain a record of all applications reviewed and approved
15 including the application form, accompanying plans and Elevation
16 Certificate. In addition to the requirements of the building code and these
17 regulations, and regardless of any limitation on the period required for
18 retention of public records, the Floodplain Administrator shall maintain and
19 permanently keep and make available for public inspection all records that
20 are necessary for the administration of these regulations and the flood
21 provisions of the building codes, including Flood Insurance Studies and
22 Flood Insurance Rate Maps; documents from FEMA that amend or revise
23 FIRMs; records of issuance of permits and denial of permits; determinations
24 of whether proposed work constitutes substantial improvement or repair of
25 substantial damage; required certifications and documentation specified by
26 the building codes and these regulations; notifications to adjacent
27 communities, FEMA, and the State related to alterations of watercourses;
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1 assurance that the flood carrying capacity of altered waterways will be
2 maintained; documentation related to variances, including justification for
3 issuance or denial; and records of enforcement actions taken pursuant to these
4 regulations and the flood resistant provisions of the building codes.

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

17 Section 7. PROCEDURE.

- 18 a. Insofar as it is feasible, it is intended that the requirements of this ordinance shall be
19 integrated into the processing of applications for development permits under other
20 County Ordinances including, but not limited to, Ordinances Nos. 348, 457, 460,
21 555, and 650. When the information required, or the procedures involved, in the
22 processing of such applications is not sufficient to assure compliance with the
23 requirements of this ordinance, a separate application shall be filed as hereinafter
24 provided.
- 25 b. Whenever an application for a permit involves land which lies within the special
26 flood hazard area of any map referred to in Section 5 of this ordinance, the Floodplain
27 Administrator that accepts the application shall determine if a separate application
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1 shall be filed.

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

9 2. If a permit would allow the location of any structure, new construction or
10 substantial improvement thereto, or allow the alteration of land by grading or
11 otherwise, or allow the placement of a recreational vehicle pursuant to section
12 8.a.7 of this ordinance, and the existing permit procedure does provide for a
13 specific and still appropriate recommendation by the RCFC&WCD or
14 CVWD, a separate application shall be filed by the applicant accompanied
15 by a reduced fee set forth in Ordinance No. 671 Section 4.3 to begin review.

16 3. If a permit would allow for an attached deck or enclosed patio, a separate
17 application shall be filed by the applicant accompanied by a reduced fee set
18 forth in Ordinance No. 671 Section 4.3 to begin review.

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

23 1. If a permit would allow the location of any structure, new construction or
24 substantial improvement thereto, or allow the alteration of land by grading or
25 otherwise, or allow the placement of a recreational vehicle pursuant to section
26 8.a.7 of this ordinance, and the existing permit procedure does not otherwise
27 provide for a specific and still appropriate, recommendation by RCFC&WCD
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1 or CVWD, a separate application shall be filed by the applicant accompanied
2 by a reduced fee as set forth in Ordinance No. 671 Section 4.3 to begin
3 review.

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

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

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

15 2. Elevation contours, with maximum interval of:

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

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

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

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

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

12 f. Within thirty (30) days of receipt thereof, the RCFC&WCD or CVWD, respectively,
13 shall determine if any further information is required in order to process the
14 application and, if required, shall inform the applicant or his representative by regular
15 mail of the need for additional information. RCFC&WCD and CVWD shall review
16 and process separate applications within their respective jurisdictions as provided
17 herein.

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

22 NOTE: A base flood elevation may be calculated using one of two methods from
23 the FEMA publication, FEMA 265, Managing Floodplain Development in
24 Approximate Zone A Areas – A Guide for Obtaining and Developing Base (100-
25 year) Flood Elevations, dated July 1995 and subsequent revisions by FEMA. For
26 alluvial fans, the base flood elevation and velocity may be calculated using methods
27 from the FEMA publication, Guidelines and Specifications for Flood Hazard
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Mapping Partners, Appendix G: Guidance for Alluvial Fan Flood Risk Analyses and Mapping dated November 2016 and subsequent revisions by FEMA.

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

Section 8. CONSTRUCTION STANDARDS. Within the areas shown on the maps listed in Section 5, the following construction standards shall apply:

- a. Special Flood Hazard Areas (SFHA). Within the areas shown on the maps listed in Section 5 as a Special Flood Hazard Area or floodplain, all 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 and in accordance with the latest versions of (i) California Residential Code Section R322 for residential structures, (ii) California Building Code, Title 24, Part 2, Section 1612 for non-residential structures, and (iii)

1 1 foot above BFE for manufactured homes, including all associated
2 utilities and equipment.

3 c) Be constructed by methods and practices that minimize flood
4 damages.

5 d) For residential structures be elevated per California Residential Code
6 Section R322, including any electrical, heating, ventilation,
7 plumbing, and air conditioning equipment and other service facilities
8 servicing the building or attached to the residential structure to
9 prevent water from entering or accumulating within the components
10 during conditions of flooding.

11 e) For manufactured homes be elevated above the Base Flood Elevation
12 plus 1 foot, including any electrical, heating, ventilation, plumbing,
13 and air conditioning equipment and other service facilities servicing
14 the building or attached to the manufactured home to prevent water
15 from entering or accumulating within the components during
16 conditions of flooding.

17 f) Swimming pools shall:

18 1) Be constructed flush to the ground.

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

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

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

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

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

- 11 a) Such proposal is consistent with the need to minimize flood damage.
12 b) In the case of SFHA identified in Section 5.a of this ordinance, prior
13 to grading, a Conditional LOMR has been issued by FEMA.
14 c) In the case of SFHA identified in Section 5.a of this ordinance, prior
15 to inspection for occupancy, a LOMR has been issued by FEMA for
16 areas shown as floodplain on the effective FIRM.
17 d) All utilities and facilities, such as sewer, gas, electrical, propane
18 tanks, and water systems are located and constructed to minimize or
19 eliminate flood damage.
20 e) Adequate drainage is provided within the lot to reduce exposure to
21 flood hazards.
22 f) All other required state and federal permits have been obtained.
23 g) Alteration or relocation of a watercourse: Notify adjacent
24 communities prior to alteration or relocation. Submit evidence of such
25 notification to FEMA.

- 26 5. All new and replacement water supply systems shall be designed to minimize
27 or eliminate infiltration of floodwaters into the systems.
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6. 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.
 7. 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.a.1.a). 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.
 8. All new construction and substantial improvements (including associated machinery and equipment) of non-residential structures shall:
 - a) Be constructed and have the lowest floor (including basement) elevated per California Building Code, Title 24, Part 2, Section 1612; or
 - b) Together with attendant utility and sanitary facilities, be designed so that below the elevation level specified above 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.
 9. For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are subject to flooding shall be designed to

1 automatically equalize hydrostatic flood forces on exterior walls by allowing
2 for the entry and exit of floodwaters per standards in California Residential
3 Code Section R322 and California Building Code, Title 24, Part 2, Section
4 1612, as applicable. A minimum of two openings having a total net area of
5 not less than one square inch for every square foot of enclosed area subject
6 to flooding shall be provided. The bottom of all openings shall be no higher
7 than one foot above grade. Openings may be equipped with screens, louvers,
8 valves, or other coverings or devices provided that they permit the automatic
9 entry and exit of floodwaters. The minimum opening size shall not be less
10 than 3 inches in any direction in the plane of the wall.

11 10. Within any AO zone on the Flood Insurance Rate Maps, all new construction
12 and substantial improvements of:

13 a) Residential structures shall be constructed and have the lowest floor
14 (including basement) elevated per California Residential Code Section
15 R322.

16 Within any AO zone on the Flood Insurance Rate Maps, all mechanical,
17 electrical, heating, ventilation, plumbing and air conditioning equipment
18 and other service facilities attached to the manufactured homes must be
19 elevated to that level specified above to prevent water from entering or
20 accumulating within the components during conditions of flooding.

21 b) Manufactured homes shall have the lowest floor (including basement)
22 elevated 1 foot above the depth specified on the FIRM.

23 Within any AO zone on the Flood Insurance Rate Maps, all mechanical,
24 electrical, heating, ventilation, plumbing and air conditioning equipment
25 and other service facilities attached to the manufactured homes must be
26 elevated to that level specified above to prevent water from entering or
27 accumulating within the components during conditions of flooding.
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- 1 11. Within any AO zone on the Flood Insurance Rate Maps, all new construction
2 and substantial improvements of non-residential structures shall be
3 constructed and have the lowest floor (including basement) elevated above
4 the highest adjacent grade per California Building Code, Title 24, Part 2,
5 Section 1612;
- 6 12. Within any AH and AO zones on the Flood Insurance Rate Maps, adequate
7 drainage paths around structures on slopes, to guide floodwaters around and
8 away from proposed structures, shall be provided.
- 9 13. Whenever a watercourse or mapped floodplain is to be altered or relocated,
10 the flood carrying capacity of the altered or relocated portion of the
11 watercourse or mapped floodplain shall be maintained. Manufactured slopes
12 that encroach into a floodplain and which are subject to erosive velocities,
13 are considered flood control facilities and must be maintained by a public
14 entity. However, the appropriateness of such encroachment shall be
15 determined at the sole discretion of the RCFC&WCD or the CVWD.
16 Adjacent communities and the Federal Insurance and Mitigation
17 Administration shall be notified of any such alteration or relocation by means
18 of a request for a LOMR for floodplains shown on the effective FIRM panel.
19 Within six (6) months of information becoming available or project
20 completion, whichever comes first, the Floodplain Administrator shall
21 submit or assure that the permit applicant submits technical or scientific data
22 to FEMA for a Letter of Map Revision (LOMR).
- 23 14. Require applicants who submit hydrologic and hydraulic engineering
24 analyses to support permit applications to submit to FEMA the data and
25 information necessary to maintain the Flood Insurance Rate Maps when the
26 analyses indicate changes in base flood elevations, flood hazard area
27 boundaries, or floodway designations. These submissions shall be made
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1 within 6 months of such data becoming available.

- 2 15. All plans prepared for the development of property within a mapped
3 floodplain shall be prepared and certified by a civil engineer registered in the
4 State of California.
- 5 16. All proposed development applications shall be reviewed to assure that all
6 necessary permits have been received from those governmental agencies
7 from which approval is required by Federal or State law.
- 8 17. All new buildings and/or substantial improvements located within the 500-
9 year floodplain limits of Lake Elsinore shall have their lowest floor elevated
10 a minimum of three (3) feet above said water body's 100-year water surface
11 elevation. For the purpose of this ordinance, Lake Elsinore's water surface
12 elevation shall be 1265.7 (NAVD 88).
- 13 18. Any flood water storage displaced as a result of fill placement within Lake
14 Elsinore's 100-year floodplain shall be made up by excavating 1.3 times the
15 displaced volume within the elevation range between 1249.4 and 1265.7
16 (NAVD88).
- 17 19. No land shall be graded, filled, altered or modified within the RCFC&WCD
18 and CVWD joint boundary of the Whitewater River Stormwater Channel
19 SFHA, except upon review and approval by both CVWD and RCFC&WCD.
20 The proposed plan shall include a hydraulic analysis demonstrating that the
21 proposal will not result in any increase in flood levels during the occurrence
22 of the base flood discharge or affect levee criteria as set forth by 44 CFR
23 65.10 or as determined by the RCFC&WCD and CVWD. If a proposed plan
24 qualifies for approval by both CVWD and RCFC&WCD, it shall then meet
25 all the requirements necessary for approval of a permit in a SFHA as per
26 Section 8.a and/or Section 8.b.

27 b. Floodways.
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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 approval of a permit in a Special Flood Hazard Area or floodplain.
2. Until such time that a regulatory floodway is adopted, no new construction or other development (including fill) shall be permitted within Zones A, A1-30 and AE, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other development, will not increase the water surface elevation of the base flood more than one (1) foot or as determined by the RCFC&WCD or the CVWD at any point along the floodplain.
3. Colorado River Floodway – development within the Colorado River floodway shall meet the requirement of both NFIP and the Colorado River Flood Protection Act.

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

- a. When RCFC&WCD or the CVWD initiate the revision to the SFHA identified in Sec 5.b, 5.c and 5.d of this ordinance, the following shall apply:
 1. The proposed revision will be placed on the Board of Supervisors agenda for a public hearing.
 2. The Floodplain Administrator shall reflect the limits of the revised SFHAs in the Public Flood Hazard Determination Interactive Map after adoption of the resolution.

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

15 Section 10. APPEALS.

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

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

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

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

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

16 c. Conditions for Variances.

- 17 1. Generally, variances may be issued for new construction, substantial
18 improvement, and other proposed new development to be erected on a lot of
19 one-half acre or less in size contiguous to and surrounded by lots with existing
20 structures constructed below the base flood level, providing that the
21 procedures of this ordinance have been fully considered. As the lot size
22 increases beyond one-half acre, the technical justification required for issuing
23 the variance increases.
- 24 2. Variances may be issued for the repair or rehabilitation of "Historic
25 Structures" (as defined in section 4 of this ordinance) upon a determination
26 that the proposed repair or rehabilitation will not preclude the structure's
27 continued designation as an historic structure and the variance is the
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1 minimum necessary to preserve the historic character and design of the
2 structure.

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

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

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

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

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

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

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

26 1. That the approval of a variance was for good and sufficient cause which
27 amount to special circumstances applicable to the subject property that does
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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 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.

Section 13. **VIOLATIONS AND PENALTIES.** The procedures, remedies and penalties for violation of this ordinance and for recovery of costs related to enforcement are provided for in Ordinance

No. 725, as it is amended from time to time, which is incorporated herein by this reference.

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

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

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

By: _____
V. Manuel Perez, Chair

ATTEST:
KIMBERLY RECTOR
CLERK OF THE BOARD:

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM

_____, 2025

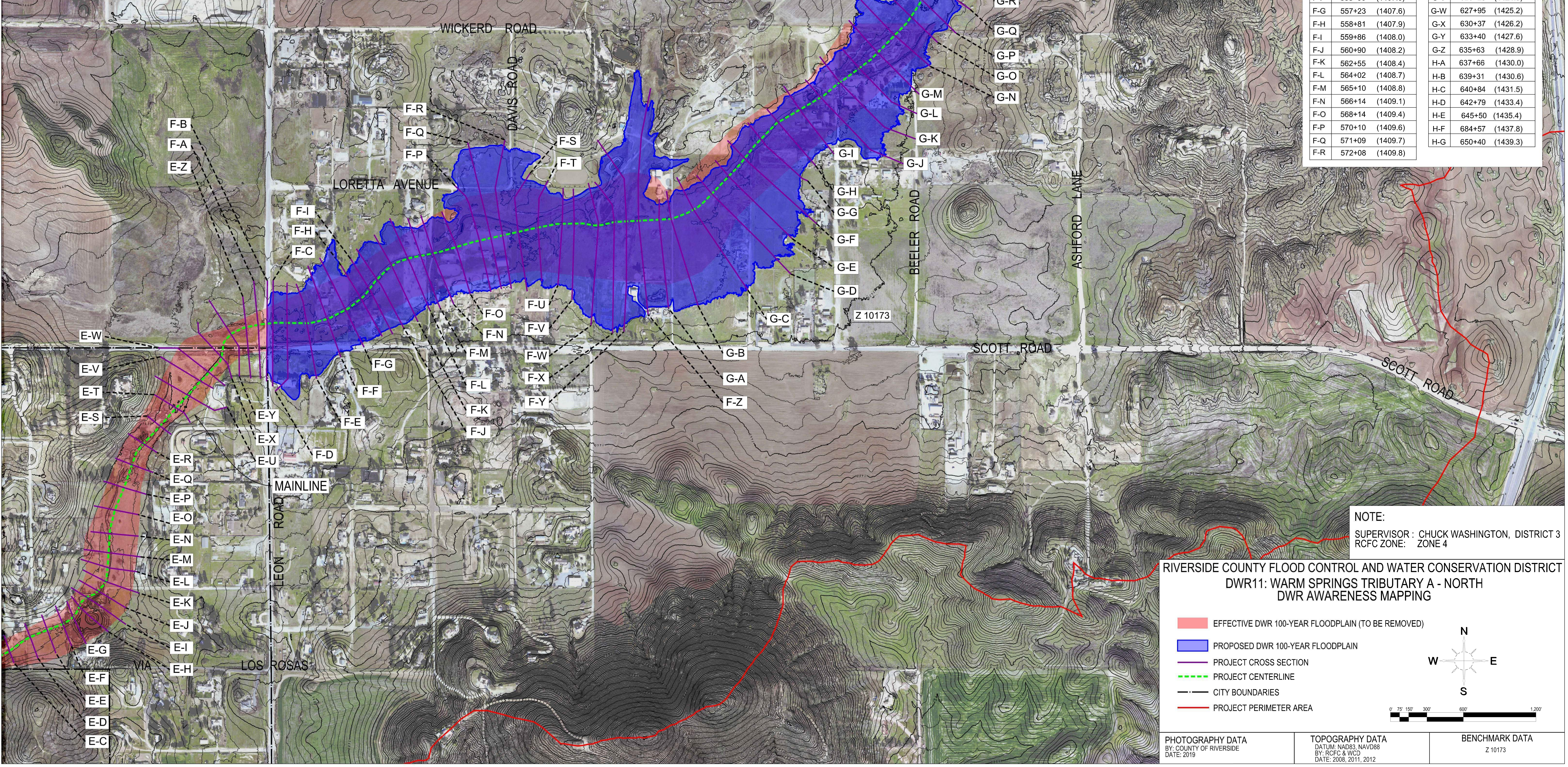
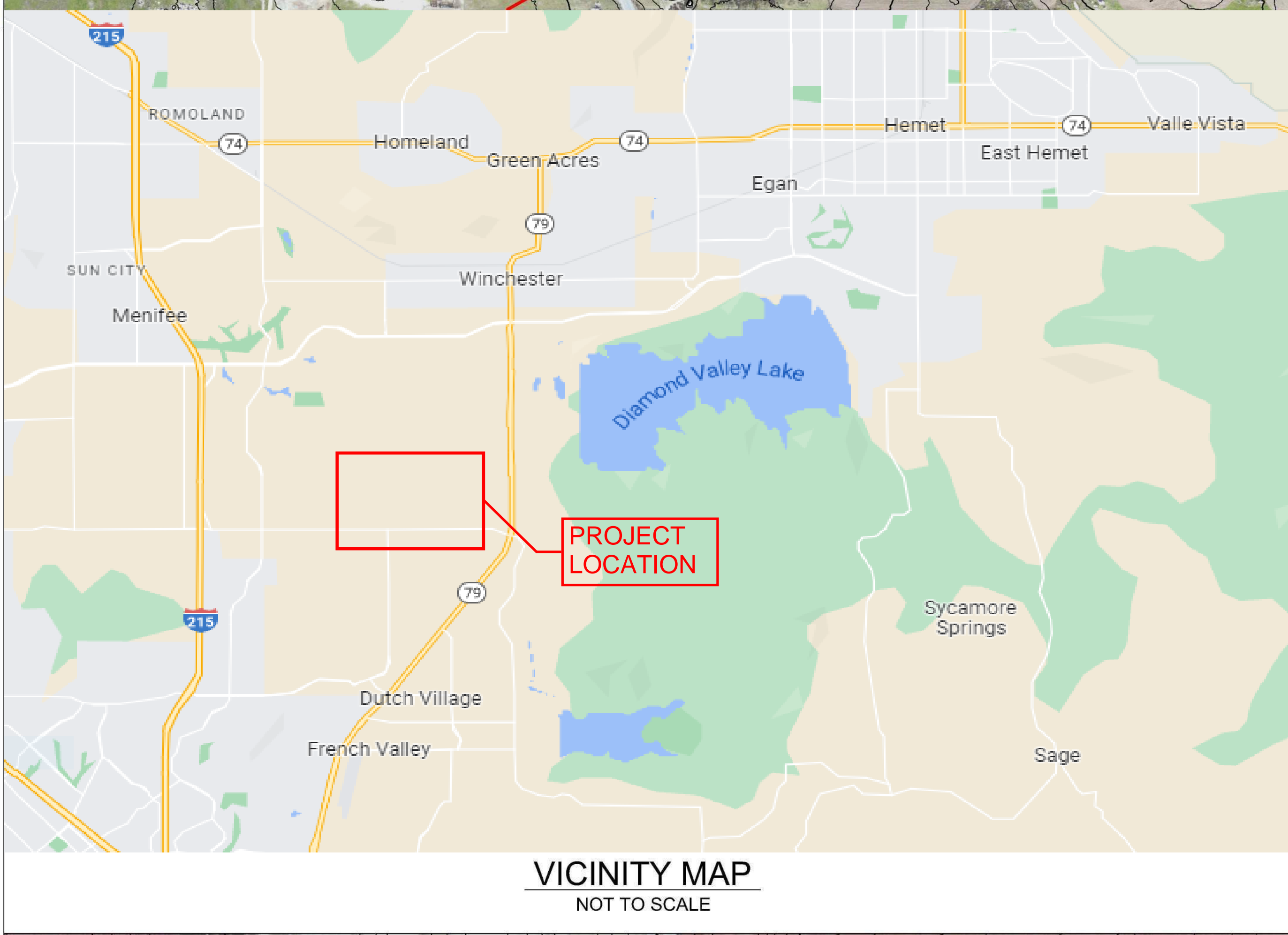
By: AARON C. GETTIS
Chief Deputy County Counsel

DWR11: WARM SPRINGS TRIBUTARY A - NORTH

EXHIBIT 11

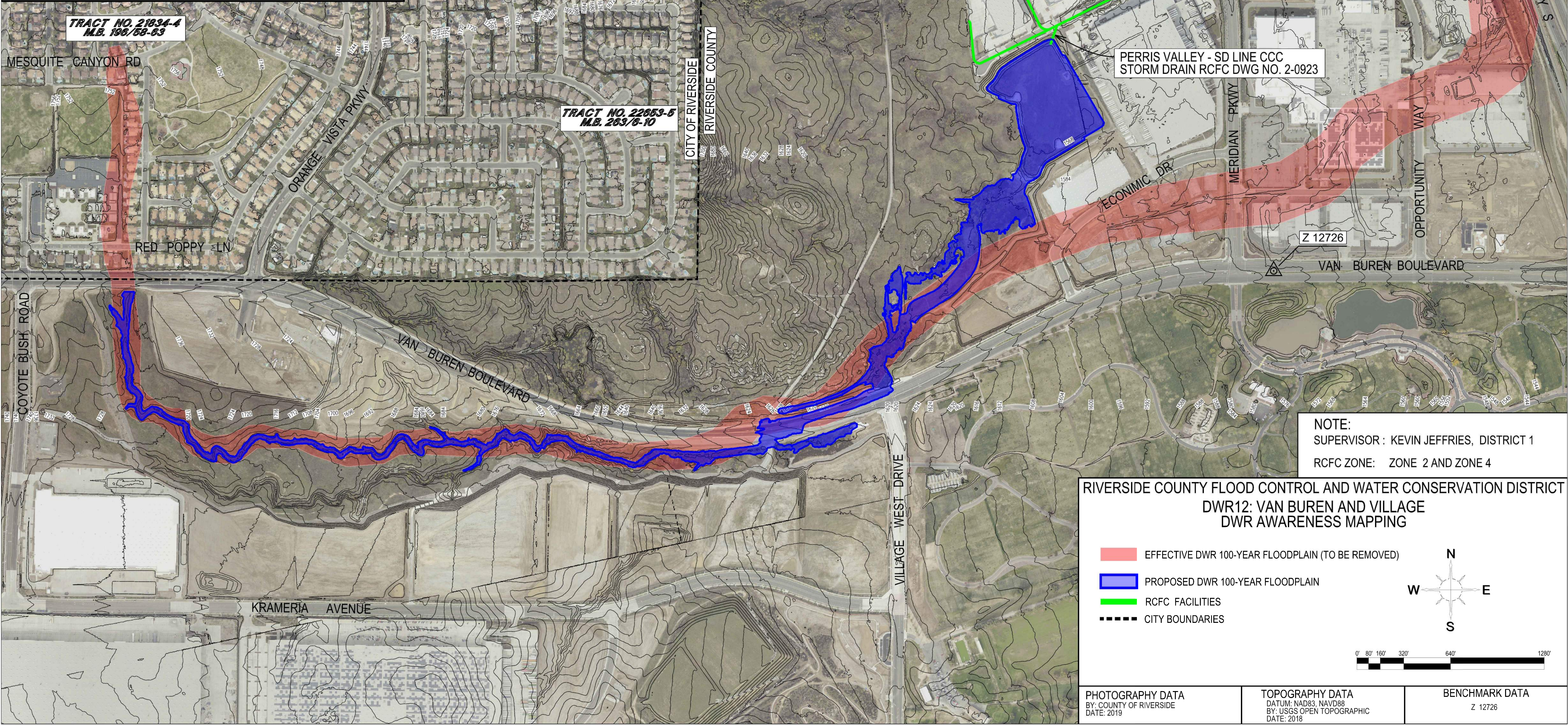
Cross Section Station
(Water Surface Elevation NAVD 88)

MAINLINE			MAINLINE (CONTINUED)		
E-C	513+55	(1389.9)	F-S	573+39	(1410.0)
E-D	515+60	(1391.0)	F-T	575+07	(1410.2)
E-E	517+13	(1391.3)	F-U	577+09	(1410.6)
E-F	518+49	(1392.0)	F-V	578+08	(1410.8)
E-G	519+55	(1392.5)	F-W	580+08	(1411.2)
E-H	520+56	(1392.5)	F-X	581+44	(1411.3)
E-I	521+53	(1391.4)	F-Y	582+44	(1411.5)
E-J	522+63	(1394.0)	F-Z	583+44	(1411.8)
E-K	523+63	(1394.2)	G-A	585+13	(1412.2)
E-L	524+81	(1394.5)	G-B	586+13	(1412.5)
E-M	526+02	(1394.8)	G-C	588+13	(1413.2)
E-N	527+60	(1395.4)	G-D	590+13	(1414.0)
E-O	529+60	(1396.6)	G-E	592+14	(1414.6)
E-P	531+60	(1397.8)	G-F	594+13	(1415.0)
E-Q	533+60	(1399.0)	G-G	596+21	(1415.5)
E-R	535+60	(1399.9)	G-H	598+20	(1416.0)
E-S	537+60	(1401.7)	G-I	600+28	(1416.8)
E-T	539+60	(1403.8)	G-J	602+26	(1417.8)
E-U	541+04	(1404.2)	G-K	604+27	(1418.6)
E-V	542+60	(1404.5)	G-L	606+27	(1419.1)
E-W	543+60	(1404.8)	G-M	608+27	(1419.5)
E-X	545+25	(1405.4)	G-N	610+27	(1420.0)
E-Y	547+39	(1406.6)	G-O	612+33	(1420.7)
E-Z	548+79	(1406.7)	G-P	613+98	(1421.6)
F-A	549+79	(1406.8)	G-Q	615+63	(1422.2)
F-B	550+53	(1406.8)	G-R	617+55	(1422.8)
F-C	551+02	(1406.9)	G-S	619+23	(1423.0)
F-D	552+19	(1407.0)	G-T	620+80	(1423.2)
F-E	553+80	(1407.1)	G-U	623+25	(1423.5)
F-F	555+53	(1407.3)	G-V	625+20	(1424.0)
F-G	557+23	(1407.6)	G-W	627+95	(1425.2)
F-H	558+81	(1407.9)	G-X	630+37	(1426.2)
F-I	559+86	(1408.0)	G-Y	633+40	(1427.6)
F-J	560+90	(1408.2)	G-Z	635+63	(1428.9)
F-K	562+55	(1408.4)	H-A	637+66	(1430.0)
F-L	564+02	(1408.7)	H-B	639+31	(1430.6)
F-M	565+10	(1408.8)	H-C	640+84	(1431.5)
F-N	566+14	(1409.1)	H-D	642+79	(1433.4)
F-O	568+14	(1409.4)	H-E	645+50	(1435.4)
F-P	570+10	(1409.6)	H-F	684+57	(1437.8)
F-Q	571+09	(1409.7)	H-G	650+40	(1439.3)
F-R	572+08	(1409.8)			



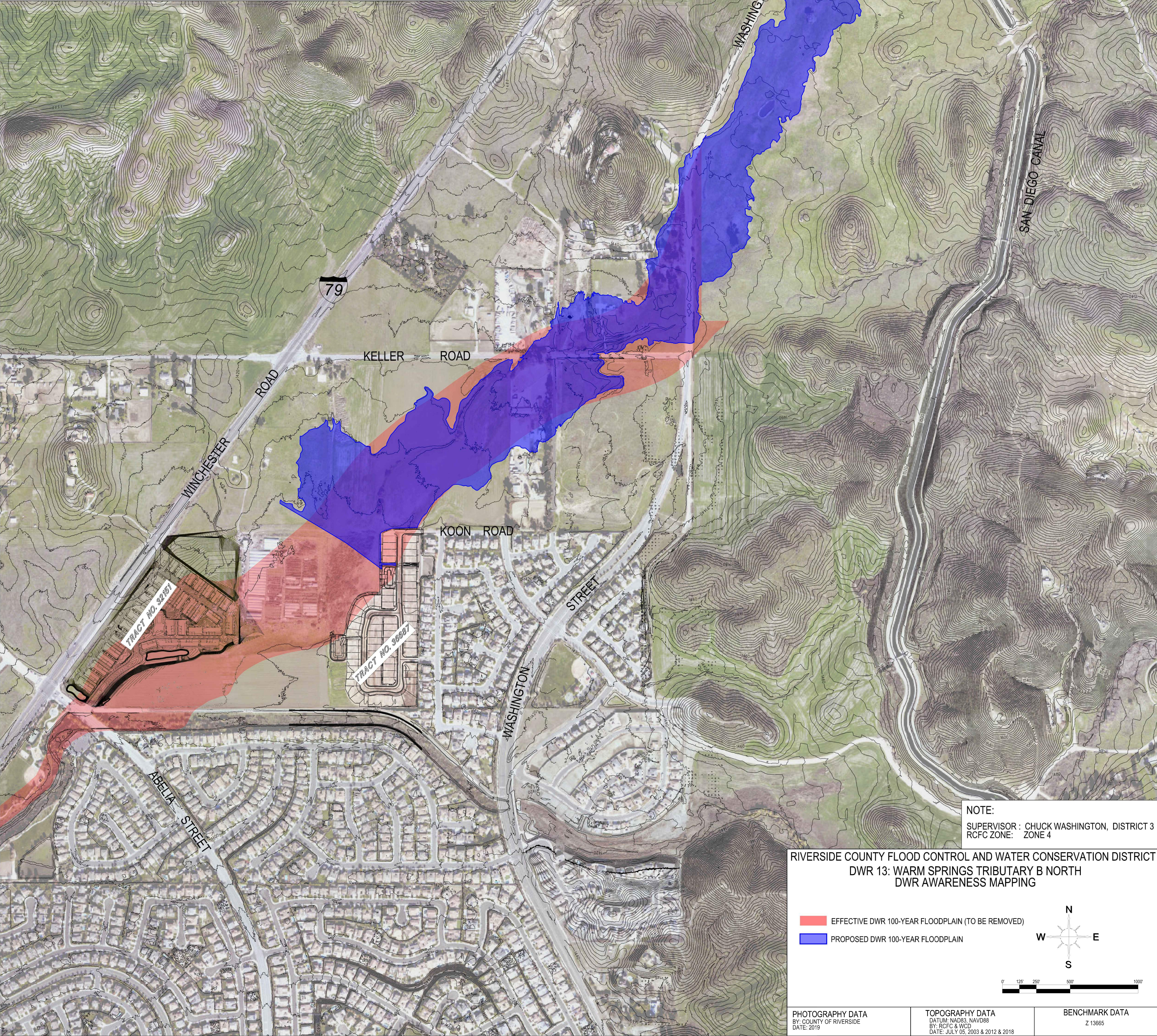
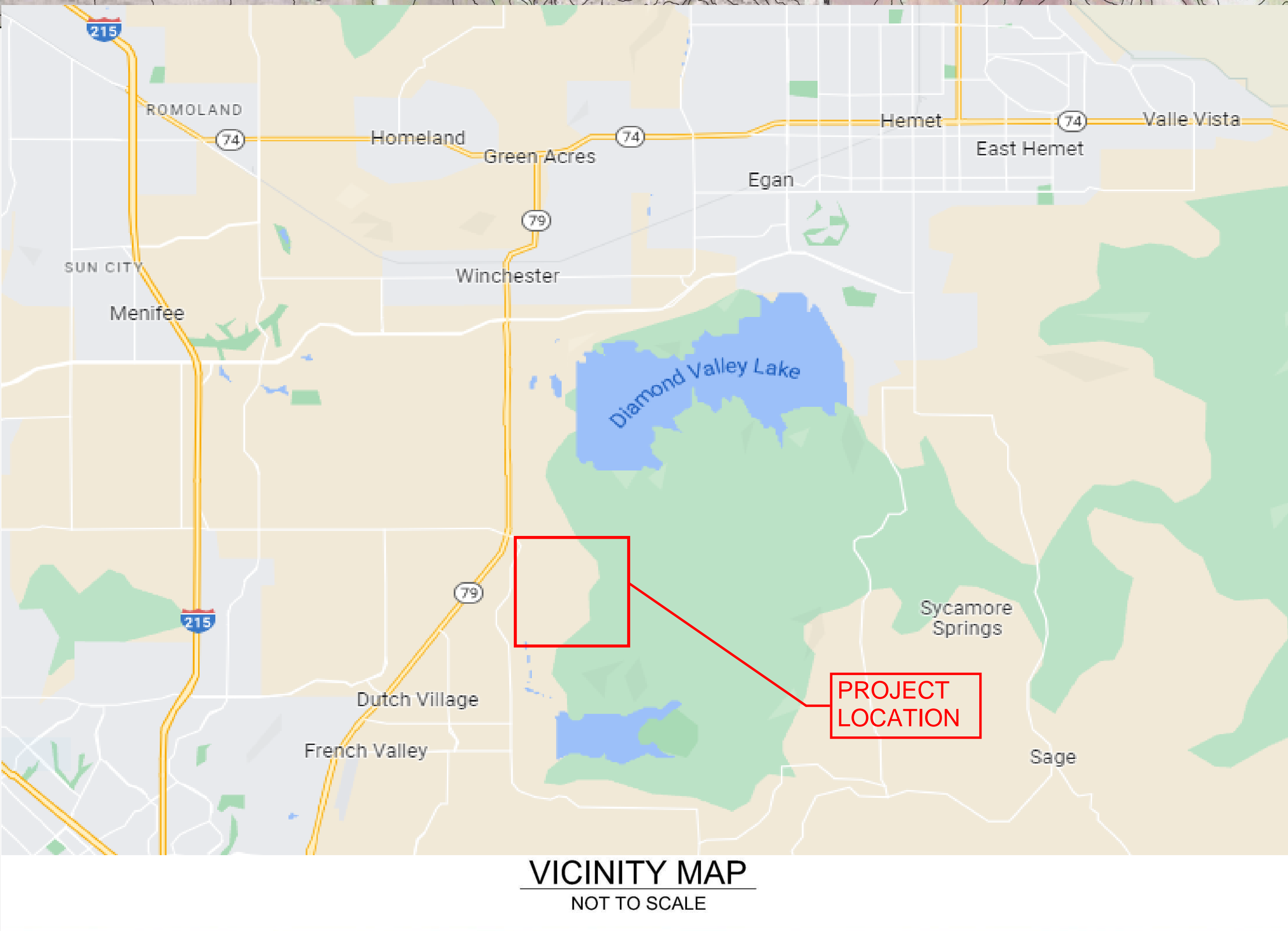
DWR12: VAN BUREN AND VILLAGE

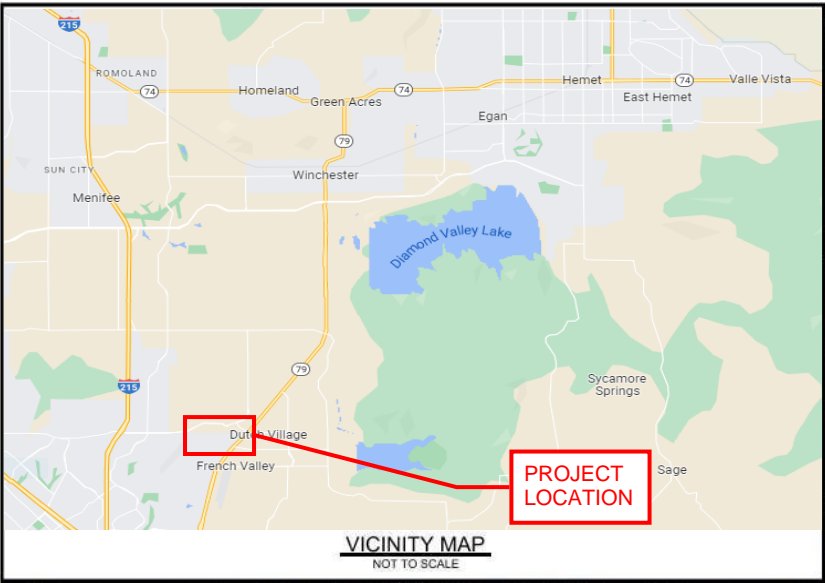
EXHIBIT 12



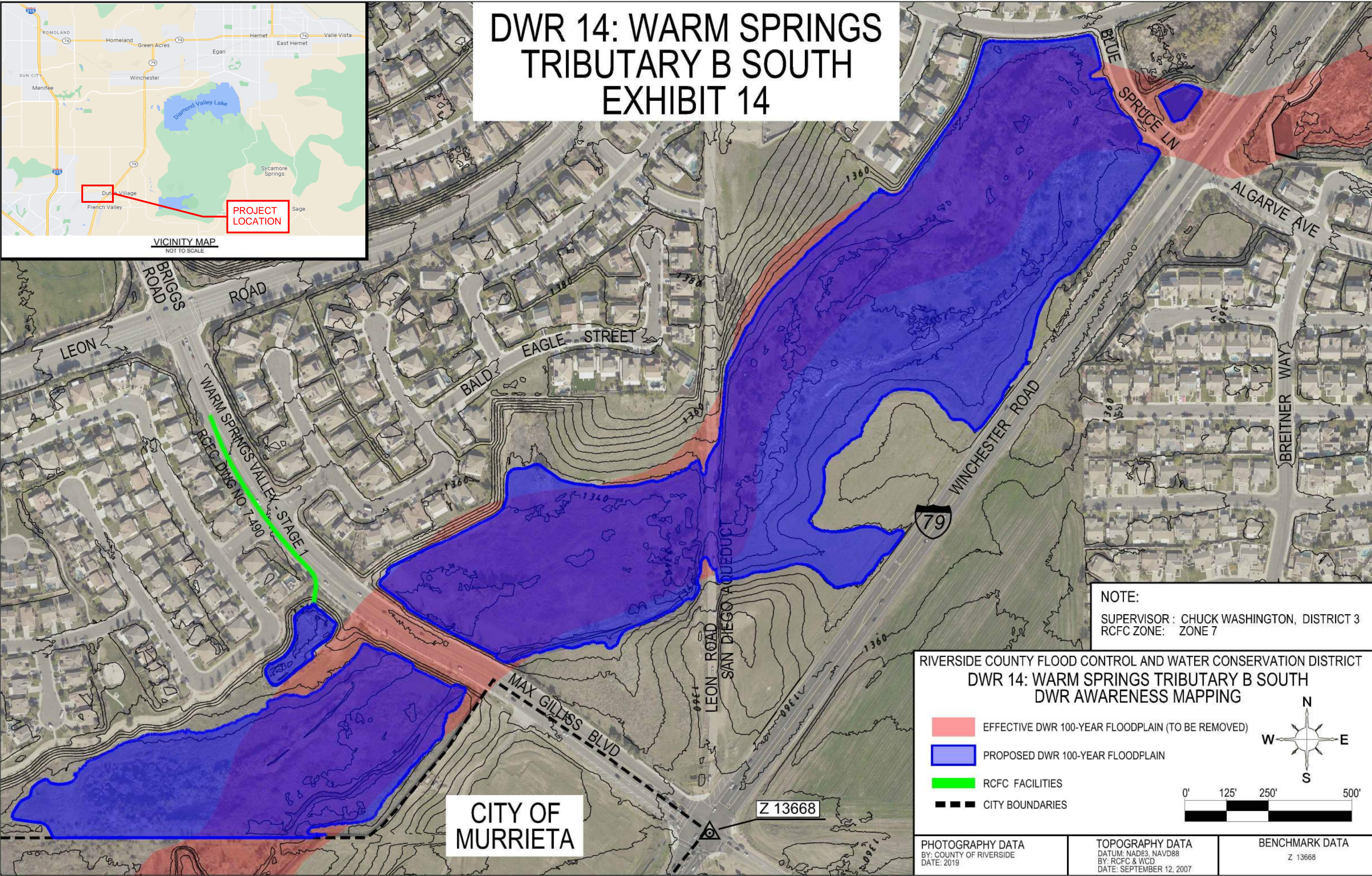
DWR 13: WARM SPRINGS TRIBUTARY B NORTH

EXHIBIT 13



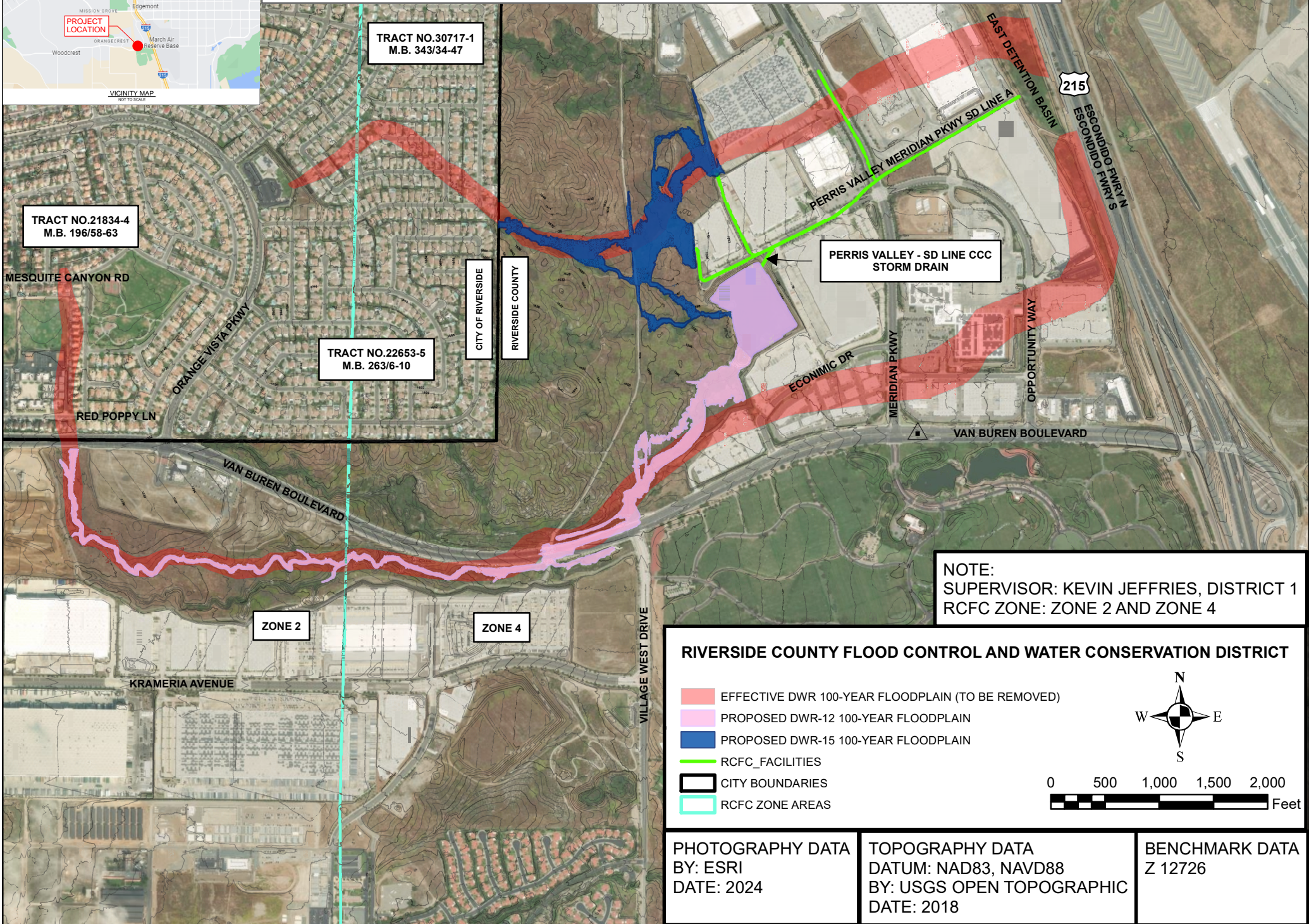


DWR 14: WARM SPRINGS TRIBUTARY B SOUTH EXHIBIT 14





DWR12 & DWR15 NEAR VAN BUREN BLVD & VILLAGE WEST DR EXHIBIT 12 & 15



TRACT NO.30717-1
M.B. 343/34-47

TRACT NO.21834-4
M.B. 196/58-63

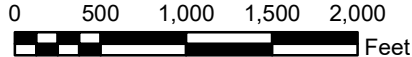
TRACT NO.22653-5
M.B. 263/6-10

PERRIS VALLEY - SD LINE CCC
STORM DRAIN

NOTE:
SUPERVISOR: KEVIN JEFFRIES, DISTRICT 1
RCFC ZONE: ZONE 2 AND ZONE 4

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

- EFFECTIVE DWR 100-YEAR FLOODPLAIN (TO BE REMOVED)
- PROPOSED DWR-12 100-YEAR FLOODPLAIN
- PROPOSED DWR-15 100-YEAR FLOODPLAIN
- RCFC_FACILITIES
- CITY BOUNDARIES
- RCFC ZONE AREAS



PHOTOGRAPHY DATA
BY: ESRI
DATE: 2024

TOPOGRAPHY DATA
DATUM: NAD83, NAVD88
BY: USGS OPEN TOPOGRAPHIC
DATE: 2018

BENCHMARK DATA
Z 12726

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County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Account Number:	5209148
Ad Order Number:	0011728753
Customer's Reference/PO Number:	
Publication:	The Press-Enterprise
Publication Dates:	04/09/2025
Total Amount:	\$550.04
Payment Amount:	\$0.00
Amount Due:	\$550.04
Notice ID:	bv08lw5YUZnAAsDCNI9x
Invoice Text:	<p>NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN ORDINANCE, ALL DISTRICTS 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, April 15, 2025 at 9:30 A.M. or as soon as possible thereafter, to consider the following: Introduction of Ordinance No. 458.18, An Ordinance of the County of Riverside Amending Ordinance No. 458 related to regulating development in designated special flood zone areas , All Districts. Summary of Ordinance No. 458.18 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 September 10, 2024, the Board of Supervisors adopted an order to initiate an amendment (MT25934) to Ordinance No. 458 to include consistency between Ordinance No. 458 and the NFIP and to provide other administrative revisions for consistency, clarity, and direction. The current amendment would include the following: (1) Administrative revisions requested by FEMA; (2) Revisions to DWR Special Flood Hazards Area; and (3) Policy clarifications associated with Community Rating System (CRS) program. Ordinance No. 458.18 does not prompt any new flood control projects. It is a current County Ordinance that</p>

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3512 14 Street
Riverside, California 92501
(951) 368-9229

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011728753

FILE NO. 0011728753

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of 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:

04/09/2025

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

Date: April 9, 2025.

At: Riverside, California



Signature

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN ORDINANCE, ALL DISTRICTS

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, April 15, 2025 at 9:30 A.M.** or as soon as possible thereafter, to consider the following: Introduction of Ordinance No. 458.18, An Ordinance of the County of Riverside Amending Ordinance No. 458 related to regulating development in designated special flood zone areas, All Districts.

Summary of Ordinance No. 458.18
An Ordinance of the County of
Riverside
Amending Ordinance No. 458
related to regulating
development in designated
special flood zone areas

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Ordinance No. 458.18 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.

Dated: April 4, 2025
Kimberly A. Rector, Clerk of the Board



California

PO Box 631437 Cincinnati, OH 45263-1437

GANNETT

AFFIDAVIT OF PUBLICATION

Naomy Sicra
Riverside County-Board Of Sup.
4080 Lemon ST # 127
Riverside CA 92501-3609

STATE OF WISCONSIN, COUNTY OF BROWN

The Desert Sun, a newspaper published in the city of Palm Springs, Riverside County, State of California, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

04/25/2025

and that the fees charged are legal.
Sworn to and subscribed before on 04/25/2025

[Signature]

Legal Clerk

[Signature: Nicole Jacobs]

Notary, State of WI, County of Brown

8-21-26

My commission expires

Publication Cost: \$213.74
Tax Amount: \$0.00
Payment Cost: \$213.74
Order No: 11243437
Customer No: 1252599
PO #:

of Copies: 1

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NICOLE JACOBS
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN ORDINANCE, ALL DISTRICTS

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, May 6 2025 at 9:30 A.M. or as soon as possible thereafter, to consider the following: Introduction of Ordinance No. 458.18, An Ordinance of the County of Riverside Amending Ordinance No. 458 related to regulating development in designated special flood zone areas, All Districts.

**SUMMARY OF ORDINANCE NO. 458.18
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 September 10, 2024, the Board of Supervisors adopted an order to initiate an amendment (MT25934) to Ordinance No. 458 to include consistency between Ordinance No. 458 and the NFIP and to provide other administrative revisions for consistency, clarity, and direction. The current amendment would include the following: (1) Administrative revisions requested by FEMA; (2) Revisions to DWR Special Flood Hazards Area; and (3) Policy clarifications associated with Community Rating System (CRS) program. Ordinance No. 458.18 does not prompt any new flood control projects. It is a current County Ordinance that is being amended for the reasons provided above.

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN ORDINANCE, ALL DISTRICTS

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**SUMMARY OF ORDINANCE NO. 458.18
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 458 RELATED TO
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DEVELOPMENT IN DESIGNATED SPECIAL FLOOD
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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.
Dated: April 18, 2025
Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant
April 28, 2025

*Building & Safety
5/6/2025
21.3*

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County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Account Number: 5209148

Ad Order Number: 0011731226

Customer's Reference/PO Number:

Publication: The Press-Enterprise

Publication Dates: 04/25/2025

Total Amount: \$552.69

Payment Amount: \$0.00

Amount Due: \$552.69

Notice ID: JjoF4KcARZnjqU6ullGU

Invoice Text: NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN ORDINANCE, ALL DISTRICTS 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, May 6, 2025 at 9:30 A.M. or as soon as possible thereafter, to consider the following: Introduction of Ordinance No. 458.18, An Ordinance of the County of Riverside Amending Ordinance No. 458 related to regulating development in designated special flood zone areas , All Districts. Summary of Ordinance No. 458.18 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 September 10, 2024, the Board of Supervisors adopted an order to initiate an amendment (MT25934) to Ordinance No. 458 to include consistency between Ordinance No. 458 and the NFIP and to provide other administrative revisions for consistency, clarity, and direction. The current amendment would include the following: (1) Administrative revisions requested by FEMA; (2) Revisions to DWR Special Flood Hazards Area; and (3) Policy clarifications associated with Community Rating System (CRS) program. Ordinance No. 458.18 does not prompt any new flood control projects. It is a current County Ordinance that

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PO Box 1147
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011731226

FILE NO. 0011731226

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of 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:

04/25/2025

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

Date: April 25, 2025.

At: Riverside, California

Signature

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN ORDINANCE, ALL DISTRICTS

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, May 6, 2025 at 9:30 A.M.** or as soon as possible thereafter, to consider the following: Introduction of Ordinance No. 458.18, An Ordinance of the County of Riverside Amending Ordinance No. 458 related to regulating development in designated special flood zone areas , All Districts.

Summary of Ordinance No. 458.18

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 September 10, 2024, the Board of Supervisors adopted an order to initiate an amendment (MT25934) to Ordinance No. 458 to include consistency between Ordinance No. 458 and the NFIP and to provide other administrative revisions for consistency, clarity, and direction. The current amendment would include the following: (1) Administrative revisions requested by FEMA; (2) Revisions to DWR Special Flood Hazards Area; and (3) Policy clarifications associated with Community Rating System (CRS) program.

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Dated: April 18, 2025

Kimberly

A. Rector, Clerk of the Board

By: Naomi Sicra, Clerk of the Board Assistant

The Press-Enterprise

Published: 4/25/25



PO Box 631437 Cincinnati, OH 45263-1437

AFFIDAVIT OF PUBLICATION


Naomy Sicra
Riverside County-Board Of Sup.
4080 Lemon ST # 127
Riverside CA 92501-3609

STATE OF WISCONSIN, COUNTY OF BROWN

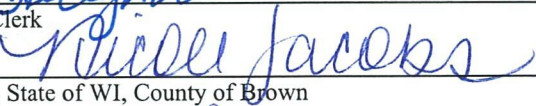
The Desert Sun, a newspaper published in the city of Palm Springs, Riverside County, State of California, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

04/25/2025

and that the fees charged are legal.
Sworn to and subscribed before on 04/25/2025



Legal Clerk



Notary, State of WI, County of Brown

8-21-26

My commission expires

Publication Cost:	\$213.74	
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Notary Public
State of Wisconsin

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Dated: April 18, 2025

Kimberly A. Rector, Clerk of the Board

By: Naomy Sicra, Clerk of the Board Assistant

April 28, 2025