



RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

**Separate Application for Floodplain Review**

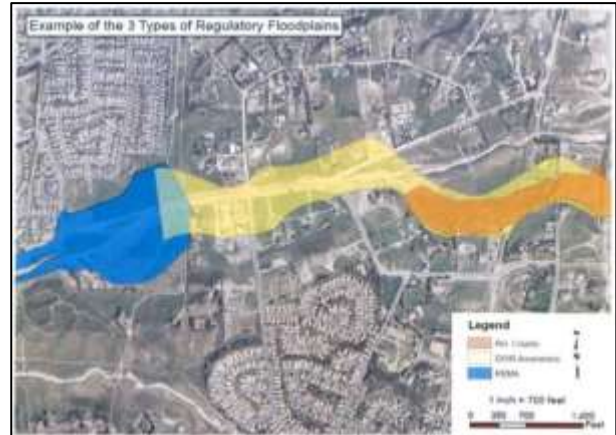
County Ordinance 458 regulates development/substantial improvements within a regulatory floodplain.

**Examples of development:**

- Home, mobile home, garage, or barn
- Room addition, replacement, attached deck, or block wall
- Enclosed patio, storage of equipment or materials
- Grading or paving
- Excavation, filling, drilling, mining, dredging
- Any man-made change to improved or unimproved real estate [fences included]

*Any development or substantial improvement within a regulatory floodplain may require floodplain review.*

*Call the Floodplain Management Section at 951.955.1200 to verify your specific case.*



Please note that building in a floodplain requires special studies, preparations, and review that result in additional protective measures that are typically more expensive than conventional construction.

**Submittal Requirements for Newly/First Time Conditioned Parcels:**

1. Floodplain permit application form submitted directly to Riverside County Flood Control (RCFC).
2. \$1,095 Plan Check deposit payable at RCFC. Applicant is entitled to a refund of any remaining funds once the Conditions of Approval have been met. Fees will be reduced to \$357.50 for attached decks, enclosed patios, or previously conditioned parcels.
3. Floodplain Management Plan prepared by a registered civil engineer submitted to RCFC:
  - a. One set of stamped, wet-signed plans.
  - b. 1-foot contour interval within 50 feet of construction site or within property boundary, whichever is less. [All elevations based on NAVD88 vertical datum] Indicate source of topo.
  - c. Worksite benchmark with surveyor's notes.
  - d. The finished floor elevation shall be at the Base Flood Elevation (BFE) + 1 foot of freeboard per 2016 California Residential Code Section R322, effective January 1, 2017.
  - e. Two profiles at right angles to each other and centered on the building site.
  - f. Permanent foundation details (stem wall or pier option):
    - i. Flood vent calculations are required for stem walls and rigid skirting (used for mobile homes).
    - ii. Minimum of two flood vents must be shown on two opposite sides of the structure and in line with the direction of flow. Flood vents shown no higher than 1.0 foot above adjacent grade. One sq. in. opening per each sq. ft. of enclosure, and area of vent is required and includes only the area below the calculated BFE. An additional 15% vent area is required when using rodent screens and 40% for decorative screens.
4. Once the Floodplain Management Plan is stamped approved by RCFC, Conditions of Approval will be given to the applicant and Building and Safety.
5. Multiple stages of inspections and a FEMA Elevation Certificate, in addition to the normal routine for permits, will be required before occupancy.

**Useful Links:**

County Ordinance 458:	<a href="http://rcflood.org/downloads/Ordinance_458_17.pdf">http://rcflood.org/downloads/Ordinance_458_17.pdf</a>
Check your flood zone:	<a href="http://rcflood.org/FloodDetermination/FloodDetermination_V12.aspx">http://rcflood.org/FloodDetermination/FloodDetermination_V12.aspx</a>
Frequently asked Questions:	<a href="http://rcflood.org/FloodplainFAQ.aspx">http://rcflood.org/FloodplainFAQ.aspx</a>
FEMA Technical Bulletins:	<a href="https://www.fema.gov/media-library/resources-documents/collections/4">https://www.fema.gov/media-library/resources-documents/collections/4</a>
Manufactured Home Guide:	<a href="https://www.fema.gov/media-library-data/20130726-1502-20490-8377/fema_p85.pdf">https://www.fema.gov/media-library-data/20130726-1502-20490-8377/fema_p85.pdf</a>