



RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

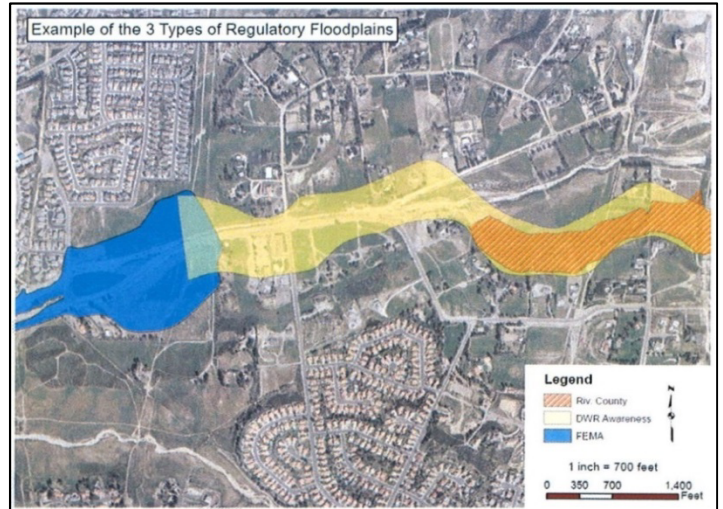
Separate Application for Floodplain Review

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, preparation, 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 to Building and Safety.
2. \$1,243.38 Plan Check Deposit payable at Building and Safety office. Applicant is entitled to a refund of any remaining funds once the Conditions of Approval have been met. Fees will be reduced to \$364.65 for attached decks, enclosed patio, or previously conditioned parcels.
3. Flood Plan prepared by a registered civil engineer submitted to Riverside County Flood Control District
 - a. Three sets of stamped, wet-signed plans
 - b. 1-foot contour interval [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. 2 profiles at right angles to each other and centered on the building site.
 - f. Permanent Foundation details (stemwall or pier option)
4. Once the Flood Plan is stamped Approved by Riverside County Flood Control District, Conditions of Approval will be given to the applicant & Building and Safety.
5. Multiple stages of inspections, FEMA Elevation Certificate in addition to the normal routine for permits, will be required before occupancy

Useful Links:

County Ordinance 458: <http://rivcocob.org/ords/400/458.13.pdf>
Check your flood zone: http://rcflood.org/FloodDetermination/FloodDetermination_V09.aspx
Frequently Asked Questions: <http://rcflood.org/FloodplainFAQ.aspx>
FEMA Technical Bulletins: <http://www.fema.gov/plan/prevent/floodplain/techbul.shtm>
Manufactured Home Guide: http://www.fema.gov/media-library-data/20130726-1502-20490-8377/fema_p85.pdf