

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Planning and Community Development *AK*

BOARD AGENDA # *D-1

Urgent Routine

AGENDA DATE April 5, 2011

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Introduce and Waive the First Reading of an Ordinance to Amend Title 16 of the Stanislaus County Code, Regarding Flood Damage Prevention

STAFF RECOMMENDATIONS:

Introduce and waive the first reading of an ordinance to amend Title 16 of the Stanislaus County Code regarding flood damage prevention.

FISCAL IMPACT:

The proposed modifications to the Flood Damage Prevention Ordinance may result in the need for additional staff time required to implement, administer, and enforce these provisions. Funding for flood plain management duties is collected through building permits, land use and public works discretionary permits. These funds however, are inadequate to support the duties related to flood plain management. Funding outside of these discretionary permits is required to support the necessary level of flood plain

(Continued on page 2)

BOARD ACTION AS FOLLOWS:

No. 2011-207

On motion of Supervisor O'Brien, Seconded by Supervisor Chiesa

and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Withrow, DeMartini, and Chairman Monteith

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION: **Introduced and waived the first reading of Ordinance C.S. 1102**

Christine Ferraro

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No. ORD-55-N-12

FISCAL IMPACT: (Continued)

management needed in Stanislaus County and desired by the State of California Water Resources and the Federal Emergency Management Act (FEMA). There are no other sources of funding at this time and none are expected. Existing staff will continue to administer the program with the resources available.

DISCUSSION:

Stanislaus County originally adopted a Flood Damage Prevention Ordinance in 1996 (Section 16.50 of Stanislaus County Code - Ord. CS 638). Changes in the National Flood Insurance Program (NFIP) necessitate minor revisions to the current Stanislaus County Ordinance in order to comply with Federal regulations. The State of California Department of Water Resources, acting on behalf of the Federal Emergency Management Agency (FEMA), has reviewed the proposed ordinance modifications and determined that it complies with the State's "Model Floodplain Management Ordinance" and meets FEMA's minimum standards. (See Attachment 1 for the full text of the proposed modifications.)

Proposed amendments include:

1. Additions to the duties and responsibilities of the Floodplain Administrator;
2. Modifications to the standards of construction related to minimum elevation above base flood elevation; and
3. Modifications to the Standards for Subdivisions.

The proposed modifications in Section 16.50.150, Duties and Responsibilities of the Floodplain Administrator, include new responsibilities related to permit review, development of substantial improvement and substantial damage procedures, review and use of Base Flood data, notification of other agencies, documentation of floodplain development, remedial actions, reporting, and planning.

Current standards allow the elevation of the lowest floor level in residential construction to be at base flood elevation. Standards of construction (Section 16.50.170) are proposed to be modified to require the elevation of the lowest floor level in residential construction to be at a minimum of (1) one foot above the base flood elevation. This change in elevation will bring the County's ordinance in line with the Multi-Jurisdictional Hazard Mitigation Plan and also bring the County one step closer to providing an avenue to discounted insurance premiums for the citizens of Stanislaus County by being eligible for Community Rating System.

The Community Rating System is a program offered by FEMA that Stanislaus County citizens have never been eligible for because current County Code allows construction of floor level at base flood elevation. Being eligible for Community Rating System can provide homeowners flood insurance discounts of up to 45% depending on the classification, involvement and dedication as a jurisdiction to Flood Plain Management.

Providing proof to FEMA of construction above the base flood elevation can, in fact, remove the requirement for acquiring flood insurance at all.

The point system provides that Public Information earns up to 936 points, Mapping & Regulatory activities earns up to 6,595 points, and Flood Damage Reduction earns up to 6,689 points. These are the maximum points awarded for these areas and are used to calculate a County's classification. Stanislaus County is classified as a number 10. To start receiving a minimum 5% discount on flood insurance premiums, the County must be classed as a 9 or lower. This proposed modification to the construction standard will enhance the County's rating and result in ensuring that all new residential construction will be in compliance with FEMA requirements.

Finally, Section 16.50.190, Standards for Subdivisions and Other Proposed Development, is proposed to be completely revised to comply with current recommended language in the State's "Model Floodplain Management Ordinance."

POLICY ISSUES:

As a participant in the National Flood Insurance Program, the County has agreed to adopt and enforce the Flood Damage Prevention Ordinance. In the past, the Board has adopted revisions to the ordinance in order to comply with the regulations of the NFIP. The recommended action is consistent with the Board's priorities of striving for A Well Planned Infrastructure System and A Safe Community.

STAFFING IMPACT:

With the realignment of the Building Permits Division from Public Works on December 12, 2006, the Planning and Community Development Department was assigned to administer, implement and enforce the Flood Damage Prevention Ordinance. The realignment occurred with no funding identified other than existing Building Permit revenues. On May 18, 2009, the Board of Supervisors approved a Flood Plain Administrator Fee to be collected with Building Permits, Planning permits, and Public Works permits in an attempt to fund the training, activities, and responsibilities of the Floodplain Administrator. Although this fee has been implemented, fee collection has not adequately funded the position of Flood Plain Administrator and the associated duties. Due to inadequate funding, in March 2010, the Department had to lay off the Senior Engineering Technician who was responsible for these duties. This was consistent with the reduction in force action approved by the Board of Supervisors on February 16, 2010. With a 66% reduction in staffing in the Building Division over the past 3 years, staffing for these responsibilities has been limited. The proposed revisions and modifications of standards will require additional time and effort to implement. The proposed modifications to the ordinance are required by both the State and FEMA. The Department will continue to provide these services with existing staff to the best of our ability.

Approval to Introduce and Waive the First Reading of an Ordinance to Amend Title 16
of the Stanislaus County Code, Regarding Flood Damage Prevention
Page 4

CONTACT PERSON:

Kirk Ford, Planning & Community Development Director, Telephone: (209) 525-6330

ATTACHMENTS:

1. Proposed Ordinance Language
2. Strikeout Version of Ordinance Language

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**AN ORDINANCE AMENDING TITLE 16 OF THE STANISLAUS
COUNTY CODE REGARDING FLOOD DAMAGE PREVENTION**

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS, STATE
OF CALIFORNIA, ordains as follows:

**Section 1. Section 16.50.150 of the Stanislaus County Code is amended to
read as follows:**

“16.50.150 Duties and Responsibilities of the Floodplain Administrator

The duties and responsibilities of the Floodplain Administrator shall include, but
not be limited to, the following:

- A. Permit Review. Review all development permits to determine:
1. Permit requirements of this Chapter have been satisfied, including determination of substantial improvement and substantial damage of existing structures;
 2. All other required Federal, State, and local governmental agency permits or approvals have been obtained before approving the development permit;
 3. The site is reasonably safe from flooding; and
 4. The proposed development does not adversely affect the carrying capacity of areas where base flood elevations have been determined but a floodway has not been designated. For purposes of this Chapter, ‘adversely affects’ means that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will increase the water surface elevation of the base flood more than one foot at any point.
 5. All Letters of Map Revision (“LOMR’s”) for flood control projects are approved prior to the issuance of building permits. Building Permits must not be issued based on Conditional Letters of Map Revision (“CLOMR’s”). Approved CLOMR’s allow construction of the proposed flood control project and land preparation as specified in the “start of construction” definition.

B. Development of Substantial Improvement and Substantial Damage Procedures.

1. Using FEMA publication FEMA 213, "Answers to Questions About Substantially Damaged Buildings," develop detailed procedures for identifying and administering requirements for substantial improvement and substantial damage, to include defining "Market Value."
2. Assure procedures are coordinated with other departments/divisions and implemented by community staff.

C. Review and Use of Any Other Base Flood Data. When base flood elevation data has not been provided in accordance with Section 16.50.060, the Floodplain Administrator shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a Federal or State agency, or other source, in order to administer Sections 16.50.170, 16.50.180, 16.50.190, 16.50.200, 16.50.210 and 16.50.220 of this Chapter. Any such information shall be submitted to the Board of Supervisors for adoption.

NOTE: A base flood elevation may be obtained using one of the two methods from the FEMA publication, FEMA 265, "Managing Floodplain Development in Approximate Zone A Areas—A Guide for Obtaining and Developing Base (100-year) Flood Elevations" dated July 1995.

D. Notification of Other Agencies.

1. Alteration or relocation of a watercourse:
 - a. Notify adjacent communities and the California Department of Water Resources prior to alteration or relocation;
 - b. Submit evidence of such notification to the Federal Emergency Management Agency; and
 - c. Assure that the flood carrying capacity within the altered or relocated portion of said watercourse is maintained.
2. Base Flood Elevation changes due to physical alterations:
 - a. Within 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").

- b. All LOMR's for flood control projects are approved prior to the issuance of building permits. Building Permits must not be issued based on Conditional Letters of Map Revision ("CLOMR's"). Approved CLOMR's allow construction of the proposed flood control project and land preparation as specified in the "start of construction" definition.
- c. Such submissions are necessary so that upon confirmation of those physical changes affecting flooding conditions, risk premium rates and floodplain management requirements are based on current data.

3. Changes in corporate boundaries:

- a. Notify FEMA in writing whenever the corporate boundaries have been modified by annexation or other means and include a copy of a map of the community clearly delineating the new corporate limits.

E. Documentation of Floodplain Development. Obtain and maintain for public inspection and make available, as needed, the following:

- 1. Certification required by Section 16.50.170.C.1 (lowest floor elevations);
- 2. Certification required by Section 16.50.170.C.2 (elevation or flood proofing of non-residential structures);
- 3. Certification required by Sections 16.50.170.C.3 (wet flood proofing standard);
- 4. Certification of elevation required by Section 16.50.190.B (subdivisions and other proposed development standards);
- 5. Certification required by Section 16.50.220.A (floodway encroachments); and
- 6. Maintain a record of all variance actions, including justification for their issuance, and report such variances issued in its biennial report submitted to the Federal Emergency Management Agency.

F. Map Determinations. Make interpretations where needed, as to The exact location of the boundaries of the areas of special flood hazard, for example, where there appears to be a conflict between a mapped boundary and actual field conditions. The person contesting the location of the boundary shall be given a reasonable

opportunity to appeal the interpretation as provided in as related to Sections 16.50.230, 16.50.240, 16.50.250 and 16.50.260 of this Chapter.

- G. Remedial Action. Take action to remedy violations of this Chapter as specified in Section 16.50.070.
- H. Biennial Report. Complete and submit Biennial Report to FEMA.
- I. Planning. Assure community's General Plan is consistent with floodplain management objectives herein."

Section 2. Subparagraph C1 of Section 16.50.170 of the Stanislaus County Code is amended to read as follows:

"C. Elevation and Floodproofing. (See Sections 16.50.120.8 for definition of 'basement', 16.50.120.34 for 'lowest floor', 16.50.120.51 for 'substantial damage', and 16.50.120.52 for 'substantial improvement'.)

1. Residential construction. All new construction or substantial improvements of residential structures shall have the lowest floor, including basement:
 - a. In an AE, AH, A1-30 Zones, elevated one foot above the base flood elevation;
 - b. In an AO zone, elevated above the highest adjacent grade to a height equal to or exceeding the depth number specified in feet on the FIRM, plus one foot, or elevated at least three feet above the highest adjacent grade if no depth number is specified; and
 - c. In an A zone, without BFE's specified on the FIRM (unnumbered A zone), elevated to one foot above the base flood elevation: as determined under Section 16.50.150 B.
 - d. Upon the completion of the structure, the elevation of the lowest floor including basement shall be certified by a registered civil engineer or licensed land surveyor, and verified by the community building inspector to be properly elevated. Such certification and verification shall be provided to the Floodplain Administrator."

Section 3. Section 16.50.190 of the Stanislaus County Code is amended to read as follows:

"16.50.190 Standards for Subdivisions and other proposed development.

- A. All new subdivisions proposals and other proposed development, including proposals for manufactured home parks and subdivisions, greater than 50 lots or 5 acres, whichever is the lesser, shall:
 - 1. Identify the Special Flood Hazard Areas ("SFHA") and Base Flood Elevations ("BFE").
 - 2. Identify the elevations of lowest floors of all proposed structures and pads on the final plans.
 - 3. If the site is filled above the base flood elevation, the following as-built information for each structure shall be certified by a registered civil engineer or licensed land surveyor and provided as part of an application for a Letter of Map Revision based on Fill ("LOMR-F") to the Floodplain Administrator:
 - a. Lowest floor elevation.
 - b. Pad elevation.
 - c. Lowest adjacent grade.
- B. All subdivision proposals and other proposed development shall be consistent with the need to minimize flood damage.
- C. All subdivision proposals and other proposed development shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.
- D. All subdivisions and other proposed development shall provide adequate drainage to reduce exposure to flood hazards."

Section 4. This ordinance shall take effect thirty (30) days from and after the date of its passage and before the expiration of fifteen (15) days after its passage it shall be published once, with the names of the members voting for and against the same, in the Modesto Bee, a newspaper published in the County of Stanislaus, State of California.

Upon motion of Supervisor _____ seconded by Supervisor _____, the foregoing Ordinance was passed and adopted at a regular meeting of the Board of Supervisors of the County of Stanislaus, State of California, this _____ day of April, 2011, by the following-called vote:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

Dick Monteith, Chairman
of the Board of Supervisors of the
County of Stanislaus, State of California

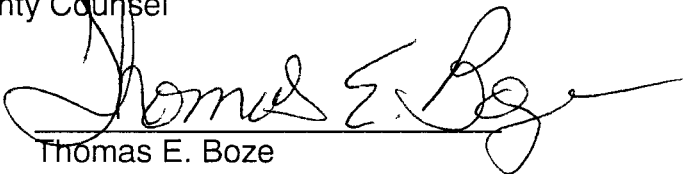
ATTEST:

CHRISTINE FERRARO TALLMAN, Clerk of the
Board of Supervisors of the County of Stanislaus,
State of California

By _____
Elizabeth King, Deputy Clerk

APPROVED AS TO FORM:

JOHN P. DOERING
County Counsel

By 
Thomas E. Boze
Deputy County Counsel

AN ORDINANCE AMENDING TITLE 16 OF THE STANISLAUS COUNTY CODE REGARDING FLOOD DAMAGE PREVENTION

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA, ordains as follows:

Section 1. Section 16.50.150 of the Stanislaus County Code is amended to read as follows:

"16.50.150 Duties and Responsibilities of the Floodplain Administrator

The duties and responsibilities of the Floodplain Administrator shall include, but not be limited to, the following:

A. Permit Review. Review all development permits to determine: ~~that:~~

1. Permit requirements of this Chapter have been satisfied, including determination of substantial improvement and substantial damage of existing structures;
2. All other required Federal, State, and local governmental agency permits or approvals have been obtained before approving the development permit;
3. The site is reasonably safe from flooding; and
4. The proposed development does not adversely affect the carrying capacity of areas where base flood elevations have been determined but a floodway has not been designated. For purposes of this Chapter, 'adversely affects' means that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will increase the water surface elevation of the base flood more than one foot at any point.
5. All Letters of Map Revision ("LOMR's") for flood control projects are approved prior to the issuance of building permits. Building Permits must not be issued based on Conditional Letters of Map Revision ("CLOMR's"). Approved CLOMR's allow construction of the proposed flood control project and land preparation as specified in the "start of construction" definition.

B. Development of Substantial Improvement and Substantial Damage Procedures.

1. Using FEMA publication FEMA 213, "Answers to Questions About Substantially Damaged Buildings," develop detailed procedures for identifying and administering requirements for substantial improvement and substantial damage, to include defining "Market Value."
2. Assure procedures are coordinated with other departments/divisions and implemented by community staff.

~~C.B.~~ Review and Use of Any Other Base Flood Date. When base flood elevation data has not been provided in accordance with Section 16.50.060, the Floodplain Administrator shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a Federal or State agency, or other source, in order to administer Sections 16.50.170, 16.50.180, 16.50.190, 16.50.200, 16.50.210 and 16.50.220 of this Chapter. Any such information shall be submitted to the Board of Supervisors for adoption.

NOTE: A base flood elevation may be obtained using one of the two methods from the FEMA publication, FEMA 265, "Managing Floodplain Development in Approximate Zone A Areas—A Guide for Obtaining and Developing Base (100-year) Flood Elevations" dated July 1995.

D. C Notification of Other Agencies. ~~#~~

1. Alteration or relocation of a watercourse:
 - a. Notify adjacent communities and the California Department of Water Resources prior to alteration or relocation;
 - b. Submit evidence of such notification to the ~~Federal Insurance Administration,~~ Federal Emergency Management Agency; and
 - c. Assure that the flood carrying capacity within the altered or relocated portion of said watercourse is maintained.

2. Base Flood Elevation changes due to physical alterations:
 - a. Within 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").
 - b. All LOMR's for flood control projects are approved prior to the issuance of building permits. Building Permits must not be issued based on Conditional Letters of Map Revision ("CLOMR's"). Approved CLOMR's allow construction of the proposed flood control project and land preparation as specified in the "start of construction" definition.
 - c. Such submissions are necessary so that upon confirmation of those physical changes affecting flooding conditions, risk premium rates and floodplain management requirements are based on current data.
3. Changes in corporate boundaries:
 - a. Notify FEMA in writing whenever the corporate boundaries have been modified by annexation or other means and include a copy of a map of the community clearly delineating the new corporate limits.

E.D Documentation of Floodplain Development. Obtain and maintain for public inspection and make available, as needed, the following:

1. Certification required by Section 16.50.170.C.1 (lowest floor elevations);
2. Certification required by Section 16.50.170.C.2 (elevation or flood proofing of non-residential structures);
3. Certification required by Sections 16.50.170.C.3 (wet flood proofing standard);
4. Certification of elevation required by Section 16.50.190.B (subdivisions and other proposed development standards); ~~and~~
5. Certification required by Section 16.50.220.A (floodway encroachments); and

6. Maintain a record of all variance actions, including justification for their issuance, and report such variances issued in its biennial report submitted to the Federal Emergency Management Agency.

F.E Map Determinations. Make interpretations where needed, as to the exact location of the boundaries of the areas of special flood hazard, for example, where there appears to be a conflict between a mapped boundary and actual field conditions. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in as related to Sections 16.50.230, 16.50.240, 16.50.250 and 16.50.260 of this Chapter.

G.F Remedial Action. Take action to remedy violations of this Chapter as specified in Section 16.50.070.

H. Biennial Report. Complete and submit Biennial Report to FEMA.

I. Planning. Assure community's General Plan is consistent with floodplain management objectives herein."

Section 2. Subparagraph C1 of Section 16.50.170 of the Stanislaus County Code is amended to read as follows:

"C. Elevation and Floodproofing. (See Sections 16.50.120.8 for definition of 'basement', 16.50.120.34 for 'lowest floor', 16.50.120.51 for 'substantial damage', and 16.50.120.52 for 'substantial improvement'.)

1. Residential construction. All new construction or substantial improvements of residential structures shall have the lowest floor, including basement:

- a. In an AE, AH, A1-30 Zones, elevated one foot above the base flood elevation;

- b.a In an AO zone, elevated above the highest adjacent grade to a height equal to or exceeding the depth number specified in feet on the FIRM, plus one foot, or elevated at least ~~three~~ two feet above the highest adjacent grade if no depth number is specified; and

- c. b. In ~~all other Zones,~~ an A zone, without BFE's specified on the FIRM (unnumbered A zone), elevated to one foot ~~or~~ above the base flood elevation: as determined under Section 16.50.150 B.

- d. Upon the completion of the structure, the elevation of the lowest floor including basement shall be certified by a registered ~~civil professional~~ engineer or licensed land surveyor, and verified by the community building inspector to be properly elevated. Such certification and verification shall be provided to the Floodplain Administrator.”

Section 3. Section 16.50.190 of the Stanislaus County Code is amended to read as follows:

“16.50.190 Standards for Subdivisions and other proposed development.

- ~~A. All preliminary subdivision proposals shall identify the flood hazard area and the elevation of the base flood.~~
- ~~B. All subdivision plans will provide the elevation of proposed structure(s) and pad(s). If the site is filled above the base flood elevation, the lowest floor and pad elevations shall be certified by a registered professional engineer or surveyor and provided to the Floodplain Administrator.~~
- ~~C. All subdivision proposals shall be consistent with the need to minimize flood damage.~~
 - ~~4. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.~~
- ~~E. All subdivisions shall provide adequate drainage to reduce exposure to flood hazards.~~
- A. All new subdivisions proposals and other proposed development, including proposals for manufactured home parks and subdivisions, greater than 50 lots or 5 acres, whichever is the lesser, shall:
 - 1. Identify the Special Flood Hazard Areas (“SFHA”) and Base Flood Elevations (“BFE”).
 - 2. Identify the elevations of lowest floors of all proposed structures and pads on the final plans.
 - 3. If the site is filled above the base flood elevation, the following as-built information for each structure shall be certified by a registered civil engineer or licensed land surveyor and provided

as part of an application for a Letter of Map Revision based on Fill ("LOMR-F") to the Floodplain Administrator:

- a. Lowest floor elevation.
 - b. Pad elevation.
 - c. Lowest adjacent grade.
- B. All subdivision proposals and other proposed development shall be consistent with the need to minimize flood damage.
5. All subdivision proposals and other proposed development shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.
- D. All subdivisions and other proposed development shall provide adequate drainage to reduce exposure to flood hazards."

Section 4. This ordinance shall take effect thirty (30) days from and after the date of its passage and before the expiration of fifteen (15) days after its passage it shall be published once, with the names of the members voting for and against the same, in the Modesto Bee, a newspaper published in the County of Stanislaus, State of California.

Upon motion of Supervisor _____ seconded by Supervisor _____, the foregoing Ordinance was passed and adopted at a regular meeting of the Board of Supervisors of the County of Stanislaus, State of California, this _____ day of April, 2011, by the following-called vote:

- AYES: Supervisors:
- NOES: Supervisors:
- ABSENT: Supervisors:

Dick Monteith, Chairman
of the Board of Supervisors of the
County of Stanislaus, State of California

ATTEST:

CHRISTINE FERRARO TALLMAN, Clerk of the
Board of Supervisors of the County of Stanislaus,
State of California

By _____
Elizabeth King, Deputy Clerk

APPROVED AS TO FORM:

JOHN P. DOERING
County Counsel

By _____
Thomas E. Boze
Deputy County Counsel

STANISLAUS COUNTY ORDINANCE C.S. 1102

NOTICE IS HEREBY GIVEN that on April 19, 2011, at 6:30 p.m., or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, 1010 10th St., Modesto, CA, to consider the adoption and the waiving of the second reading of Ordinance C.S. 1102 to amend Title 16 of the Stanislaus County Code regarding Flood Damage Prevention. Changes in the National Flood Insurance Program necessitate minor revisions to the current Stanislaus County Flood Damage Prevention Ordinance in order to comply with Federal regulations. Proposed amendments include:

1. Additions to the duties and responsibilities of the Floodplain Administrator;
2. Modifications to the standards of construction related to minimum elevation above base flood elevation; and
3. Modifications to the Standards for Subdivisions.

The proposed modifications in Section 16.50.150, Duties and Responsibilities of the Floodplain Administrator, include new responsibilities related to permit review, development of substantial improvement and substantial damage procedures, review and use of Base Flood data, notification of other agencies, documentation of floodplain development, remedial actions, reporting, and planning.

Current standards allow the elevation of the lowest floor level in residential construction to be at base flood elevation. Standards of construction (Section 16.50.170) are proposed to be modified to require the elevation of the lowest floor level in residential construction to be at a minimum of (1) one foot above the base flood elevation.

Finally, Section 16.50.190, Standards for Subdivisions and Other Proposed Development, is proposed to be completely revised to comply with current recommended language in the State's "Model Floodplain Management Ordinance."

NOTICE IS FURTHER GIVEN that a full copy of the proposed ordinance is available for review in the Clerk of the Board Office, 1010 10th Street, Suite 6700, Modesto, CA. For further information, contact Steve Treat, Chief Building Official, at (209) 525-6557 or at 1010 10th Street, Suite 3400, Modesto, CA 95354.

BY ORDER OF THE BOARD OF SUPERVISORS

DATED: April 5, 2011

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk
of the Board of Supervisors
of the County of Stanislaus,
State of California

BY:


Elizabeth A. King, Assistant Clerk of the Board

DECLARATION OF PUBLICATION
(C.C.P. S2015.5)

COUNTY OF STANISLAUS
STATE OF CALIFORNIA

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am a printer and principal clerk of the publisher of **THE MODESTO BEE**, which has been adjudged a newspaper of general circulation by the Superior Court of the County of STANISLAUS, State of California, under the date of February 25, 1951, Action No. 46453. The notice of which the annexed is a printed copy has been published in each issue thereof on the following dates, to wit:

APRIL 12, 2011

I certify (or declare) under penalty of perjury that the foregoing is true and correct and that this declaration was executed at **MODESTO**, California on

APRIL 12, 2011



(Signature)

**STANISLAUS COUNTY
ORDINANCE C.S. 1102**

NOTICE IS HEREBY GIVEN that on April 19, 2011, at 6:30 p.m., or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, 1010 10th St., Modesto, CA, to consider the adoption and the waiving of the second reading of Ordinance C.S. 1102 to amend Title 16 of the Stanislaus County Code regarding Flood Damage Prevention. Changes in the National Flood Insurance Program necessitate minor revisions to the current Stanislaus County Flood Damage Prevention Ordinance in order to comply with Federal regulations. Proposed amendments include:

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BY ORDER OF THE BOARD OF SUPERVISORS, DATED: April 5, 2011, ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of the Board of Supervisors of the County of Stanislaus, State of California; BY: Elizabeth Ai King, Assistant Clerk of the Board
Pub Dates Apr 12, 2011
MOD-8761