



BASE FLOOD ELEVATION REQUIREMENTS FOR DEVELOPMENT PROPOSED WITHIN THE HOLLYWOOD AND SILVER STRAND BEACH AREAS

The Hollywood Beach and Silver Stand Beach areas of Ventura County are areas of special storm drainage and flooding concern. These areas tend to have a high groundwater table and have historically been developed without the benefit of curb and gutters and stormwater drains. It is imperative that all residential and non-residential development be properly constructed so as to reduce the risk of flood damage to property and threat to life.

The County of Ventura requires that all floors for the entire building be adequately elevated above the localized flood elevation level including the top of slab for garages, basements, and top of finished floor of habitable areas of the building.

To determine the minimum floor elevation that your building needs to be built to, the following information is required:

1. Measure the center elevation of the street in front of the property being developed (and, if applicable, also include any other streets that abut the property). The elevation should be determined at the crown of the street and at mid-point of the property. The County requires that an additional eighteen (18) inches be added to this elevation. **The survey must be stamped, signed and dated by a licensed Civil Engineer or Land Surveyor.**
2. Determine the "Escape Route Elevation" for the stormwater drainage sump area that pertains to your property. This sump area is where stormwater will pond across several neighborhood properties and streets during heavy rain storm events. The typical size of a sump area in the Hollywood and Silver Strand Beach areas is one to two neighborhood blocks. Eventually, with enough runoff accumulation, the stormwater will spillover the top of the sump area and flow away from your property. Your Civil Engineer needs to determine the nearest location and the elevation within the sump area where stormwater will spillover, or what is referred to as the "Escape Route". Your Civil Engineer will need to provide an Escape Route Study that will define the maximum water surface for your sump area and where the waters will escape during heavy storm events. With this elevation, add an additional eighteen (18) inches to determine the "Escape Route Elevation". **This Study will need to be stamped and signed by your Civil Engineer.**

To assist your Civil Engineer, the following information is available in the County Survey and Mapping Division (3rd floor of the Government Building):

- "Silver Strand – Hollywood Beach, Ventura County Flood Control District – Project No. 4013, Sheets 1-25". These plans depict topographic data in 1977.

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- County of Ventura benchmark data which provides established control elevations near your property.
- Public road improvement plans for your community.

The highest elevation between items 1 and 2, above, will be the minimum floor elevation that your entire building needs to be constructed to (i.e., top of slab for a garage or basement, top of finished floor – in the absence of a garage or basement).

Items 1 and 2 need to be submitted, along with a check in the amount of \$585.00 (made payable to 'The County of Ventura'), to Development & Inspection Services (3rd floor of the Government Building). **Within 5 business days**, Staff will review your submitted information and issue a document that specifies the minimum floor elevation for your building.

EXAMPLE ONLY

1. Surveyed elevation taken at the centerline (crown) of the street; at mid-point of the subject property: (example: 8 1/10 feet + 1 5/10 feet (18 inches) = 9 6/10 feet NGVD 1929).

3. Surveyed elevation of the nearest spillpoint ("Escape Route Elevation": (example: 8 3/10 feet + 1 5/10 feet (18 inches) = 9 8/10 feet NGVD 1929).

The highest elevation between A and B, above, shall be used as the minimum elevation for the top of slab of the basement, top of slab of the garage, top of the finished floor.

Therefore, the top of slab of the basement, top of slab of the garage, top of the finished floor would be need to be elevated a minimum of (example: 9 8/10 feet NGVD 1929).

