

BOARD OF SUPERVISORS, COUNTY OF GLENN, CALIFORNIA

ORDINANCE NO. 1326

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF GLENN, STATE OF CALIFORNIA, AMENDING TITLE 15 OF THE GLENN COUNTY CODE AND MAKING FINDINGS FOR ZONE CHANGE 2024-001

WHEREAS, California Government Code Section 50022.2 authorizes local governments to adopt or amend code; and

WHEREAS, on Wednesday, February 21, 2024, and Tuesday, March 12, 2024, pursuant to the Glenn County Code, public hearings were held to consider an amendment to Title 15 of the Glenn County Code as described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the Glenn County Planning Commission reviewed Zone Change 2024-001 for the County of Glenn on Wednesday, February 21, 2024, and recommend the item for presentation to and approval by the Glenn County Board of Supervisors; and

WHEREAS, pursuant to Section 65901 of the California Government Code, notice was given of said public hearings by publication in a newspaper of general circulation in the County of Glenn; and

WHEREAS, the Board of Supervisors after considering all the evidence, both written and oral, presented at said public hearing, did find that there was sufficient information available to enable them to make a fair and impartial decision; and

WHEREAS, the changes to the Glenn County Code will further expand the public hearing notification requirements to include, no less than 20 unique property owners; and update the flood plain management regulations for compliance and consistency with the National Flood Insurance Program and the flood provisions and construction standards of the California Building Standards Code; and

WHEREAS, Glenn County desires consistency in the permitting process while protecting the public safety, health, and welfare of the citizens of Glenn County.

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF GLENN ORDAINS AS FOLLOWS:

SECTION 1: The Board of Supervisors finds that all of the facts, findings, and conclusions set forth above in this Ordinance are true and correct and incorporated herein by this reference.

SECTION 2: The following sections are hereby added, revised, or deleted to read as follows:

**TITLE 15
UNIFIED DEVELOPMENT CODE**

**Division 15-1 General Provisions
15.04 Public Hearings**

15.04.020 Notice Of Hearing

When State Law or this Title require a noticed public hearing before a decision on a permit may be rendered by the appropriate authority, or for any other matter which may require a public hearing, notice shall be provided as required by this section and state law.

A. Notice of the hearing shall be given pursuant to California Government Code Section 65090. If the proposed project affects the permitted uses of real property, notice shall also be given pursuant to Government Code Section 65091.

B. In addition to the notification required under subsection A., notification to real property owners required by Government Code Section 65091 shall be extended to 1,000 feet from the exterior boundary of the subject property and shall notify at least twenty unique property owners. When less than twenty unique property owners are found within 1,000 feet of the subject property's or properties' exterior boundary, the notification distance shall be extended in 100 foot increments of the exterior boundary, until at least twenty unique property owners are notified. The cost for notification shall be borne by the applicant of the proposed project.

Division 15-3 Part 3 Combining Districts
15.54 FP - Flood Plain Management Zone

- 15.54 FP - Flood Plain Management Zone
- 15.54.010 Authorization And Purpose
- 15.54.020 Findings Of Fact
- 15.54.030 Methods Of Reducing Flood Losses
- 15.54.040 Basis For Establishing The Areas Of Special Flood Hazard
- 15.54.050 Lands To Which This Chapter Applies
- 15.54.060 Compliance
- 15.54.070 Establishment Of Development Permit
- 15.54.080 Designation Of Flood Plain Administrator
- 15.54.090 Duties And Responsibilities Of Flood Plain Administrator
- 15.54.100 Standards Of Construction
- 15.54.110 Standards For Utilities
- 15.54.120 Standards For Subdivisions
- 15.54.130 Standards For Manufactured Homes
- 15.54.140 Standards For Recreational Vehicles
- 15.54.150 Permit Exceptions Structures Placement, Construction
- 15.54.160 Floodway Encroachments
- 15.54.170 Appeals
- 15.54.180 Variances
- 15.54.190 Variance Appeals
- 15.54.200 Conditions For Variances
- 15.54.210 Application And Interpretation
- 15.54.220 Severability

15.54.100 Standards Of Construction

In all areas of special flood hazards the following standards apply:

- A. California Building Standards Commission (CBSC) Certified elevations for two stages of construction for structures developed within a Special flood hazard area (SFHA) requires:

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1. Building Under Construction (when the lowest floor is first established and prior to any vertical construction).

2. Finished Construction Elevation Certificate (prior to final approval)

B. Anchoring.

1. All new construction and substantial improvements shall be adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

2. All manufactured homes shall meet the anchoring standards of Section 15.54.130.

C. Construction materials and methods. All new construction and substantial improvements shall be constructed as follows:

1. With materials and utility equipment resistant to flood damage;

2. Using methods and practices that minimize flood damage;

3. With electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding; and

4. If within zones AH or AO, so that there are adequate drainage paths around structures on slopes to guide flood waters around and away from proposed structures.

D. Elevation and floodproofing.

1. All residential construction, new or substantial improvements, shall comply with all applicable provisions of Code of Federal Regulations Title 44, Subchapter B, Subpart A, Section 60.3 and California Residential Code Section R322.

2. The elevation of the lowest floor, including basement, shall be certified by a registered professional engineer or surveyor, and verified by the community building inspector to be properly elevated. Such certification and verification shall be provided to the flood plain administrator at plan check, prior to vertical construction, and at final inspection.

3. Nonresidential construction, new or substantial improvement, shall either be elevated to conform with paragraph C.1 or, together with attendant utility and sanitary facilities:

a. Be floodproofed below the elevation recommended under paragraph C.1 so that the structure is watertight with walls substantially impermeable to the passage of water;

b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and

c. Be certified by a registered civil engineer or licensed land surveyor that the standards of this paragraph C.2 are satisfied. Such certification shall be provided to the flood plain administrator.

4. All new construction and substantial improvements with fully enclosed areas below the lowest floor (excluding basements) that are usable solely for parking of vehicles, building access or storage, and which are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater. Designs for meeting this requirement must meet or exceed the following minimum criteria:

a. Be certified by a registered professional engineer or licensed land surveyor; or

b. Have 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. 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 floodwater.

5. Manufactured homes shall also meet the standards set forth in Section 15.54.130.

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6. New and substantially improved residential structures located within AO Zones are required to have their lowest floor elevated above the highest adjacent grade (HAG) at least as high as the flood depth number specified on the community Flood Insurance Rate Map (FIRM). California Residential Code (CRC) Section 322.2.1(2) also requires lowest floors to be elevated to a height above the highest adjacent grade of not less than the depth number on the FIRM plus 1 foot or not less than 3 feet if the depth number is not specified. The stricter standard shall apply.

7. New and substantially improved non-residential structures located within AO Zones are required to have their lowest floor elevated or completely floodproofed above the highest adjacent grade. California Building Code (CBC) Section 1612A.2 also requires that buildings and structures located in flood hazard areas to be designed and constructed in accordance with Chapter 5 of ASCE 7 and ASCE 24.

15.54.120 Standards For Subdivisions

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 each proposed structure and pad. If the site is filled above the base flood elevation, the lowest floor and pad elevations shall be certified by a registered civil engineer or surveyor and provided to the flood plain administrator.

C. All subdivision proposals shall be consistent with the need to minimize flood damage.

D. 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.

F. Subdivision proposals or other developments within an unnumbered A zone that are greater than 50 lots or 5 acres are required to provide base flood elevation data.

15.54.150 Permit Exceptions-Structures Placement, Construction

Structures not requiring a permit under Chapter 15.72 and within Zones A, AO, A1-A30, AE, A99 and AH shall be placed and constructed so as to:

A. Not be appreciably damaged by flooding;

B. Offer minimum resistance to flood flows;

C. Resist flotation;

D. Resist hydrostatic forces in accordance with wet floodproofing standards as specified in the Federal Emergency Management Agency's 1993 Technical Bulletin; and

E. Meet required setback distances.

15.54.220 Severability

If any section, provision, or portion of the ordinance is deemed unconstitutional or invalid by a court, the remainder of the ordinance shall be effective.

SECTION 6: Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is held by court of competent jurisdiction to be invalid, such decision shall not affect the remaining portions of this Ordinance. The Board of Supervisors hereby declares that it would have adopted this Ordinance and each section, sentence, clause, or phrase thereof irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 7: Conflict. All ordinances or parts of an ordinance or resolutions or parts of a resolution in conflict herewith are hereby repealed to the extent of such conflict and no further.

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SECTION 8: Effective. This ordinance shall take effect thirty (30) days after the date of its adoption and before the expiration of fifteen (15) days from the date of passage thereof shall be published at least once in a newspaper of general circulation, in the County of Glenn, State of California, together with the names of the members of the Board of Supervisors voting for and against the same.

THIS ORDINANCE WAS PASSED AND ADOPTED by the Glenn County Board of Supervisors, State of California, at the meeting of said Board held on **March 12, 2024**, by the following vote:

AYES: Supervisors Arnold, Carmon, Rossman and Yoder (Chairman)


NOES: None

ABSENT OR ABSTAIN: None



JIM YODER, Chairman
Glenn County Board of Supervisors

ATTEST:



SCOTT H. DE MOSS, Clerk of the Board
County of Glenn, California

APPROVED AS TO FORM:



WILLIAM J. VANASEK, County Counsel
County of Glenn, California