

ELEVATION CERTIFICATE

BP2014-0692

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name Clarksburg Fire Protection District

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
52902 Clarksburg Avenue
 City Clarksburg State CA ZIP Code 95612

FOR INSURANCE COMPANY USE

Policy Number:
 Company NAIC Number:

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
 APN: 043-240-36

RECEIVED
 By // at 9:37 am, Apr 05, 2016

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Non-Residential

A5. Latitude/Longitude: Lat. 38°25'14.21" Long. 121°31'46.54" Horizontal Datum: NAD 1927 NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number N/A

A8. For a building with a crawlspace or enclosure(s):

- a) Square footage of crawlspace or enclosure(s) N/A sq ft
- b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 22
- c) Total net area of flood openings in A8.b 18.59 sq in
- d) Engineered flood openings? Yes No

A9. For a building with an attached garage:

- a) Square footage of attached garage N/A sq ft
- b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A
- c) Total net area of flood openings in A9.b N/A sq in
- d) Engineered flood openings? Yes No

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 By // at 11:58 am, Apr 06, 2016

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <u>Yolo County</u>		B2. County Name <u>Yolo</u>		B3. State <u>California</u>	
B4. Map/Panel Number <u>0745G</u>	B5. Suffix <u>G</u>	B6. FIRM Index Date <u>06423</u>	B7. FIRM Panel Effective/Revised Date <u>745 06/18/2010</u>	B8. Flood Zone(s) <u>A</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>19.50</u>

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

- FIS Profile FIRM Community Determined Other/Source: Yolo County Depth of Flooding

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
 Designation Date: _____ CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: Pier 16 RM1 Tidal Vertical Datum: 13.50

Indicate elevation datum used for the elevations in items a) through h) below. NGVD 1929 NAVD 1988 Other/Source: _____
 Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 13.54 feet meters
- b) Top of the next higher floor N/A feet meters
- c) Bottom of the lowest horizontal structural member (V Zones only) N/A feet meters
- d) Attached garage (top of slab) N/A feet meters
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) N/A feet meters
- f) Lowest adjacent (finished) grade next to building (LAG) 13.39 feet meters
- g) Highest adjacent (finished) grade next to building (HAG) 13.43 feet meters
- h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support N/A feet meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

- Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No
- Check here if attachments.

Certifier's Name Thomas E. Fassbender License Number 8327

Title P.L.S. Company Name Warren Consulting Engineers, Inc.

Address 1117 Windfield Way, Ste. 11 City El Dorado Hills State CA ZIP Code 95762

Signature [Signature] Date 04/04/16 Telephone 916-985-1870



ELEVATION CERTIFICATE, page 2

IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 52902 Clarksburg Avenue		Policy Number:
City Clarksburg	State CA ZIP Code 95612	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments Slab on grade finish floor building is 13.54 feet; there are 22 vents in the building bottom of vent elevation is 14.76 feet vents are 1.30 feet x 0.65 feet total square feet of vents 18.59 square inches.

Signature 

Date 04/04/16

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 - a) Top of bottom floor (including basement, crawlspace, or enclosure) is 13.54 feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is 13.54 feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is N/A feet meters above or below the HAG.
- E3. Attached garage (top of slab) is N/A feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is 13.54 feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name Clarksburg Fire Protection

Address 52902 Clarksburg Avenue City Clarksburg State CA ZIP Code 95612

Signature Date Telephone

Comments

Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number BP2014-0692	G5. Date Permit Issued 8-18-2015	G6. Date Certificate Of Compliance/Occupancy Issued
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- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: 13.54 feet meters Datum NAVD88
- G9. BFE or (in Zone AO) depth of flooding at the building site: 19.5 feet meters Datum NAVD88
- G10. Community's design flood elevation: NA feet meters Datum _____

Local Official's Name Ed Short Title CBO

Community Name Yolo County Telephone 530 666-8803

Signature Ed Short, Chief Date 4-6-16

Comments Building Official

Digitally signed by Ed Short, Chief Building Official
DN: cn=Ed Short, Chief Building Official, o=Yolo
County, ou=Building Inspection Division,
email=ed.short@yolocounty.org, c=US
Date: 2016.04.06 09:23:52 -07'00'

Check here if attachments.

Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
52902 Clarksburg Avenue

Policy Number:

City Clarksburg

State CA

ZIP Code 95612

Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

East Side of Building



North -Northeast Side of Building



Building Photographs

Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
52902 Clarksburg Avenue

City Clarksburg

State CA

ZIP Code 95612

FOR INSURANCE COMPANY USE

Policy Number:

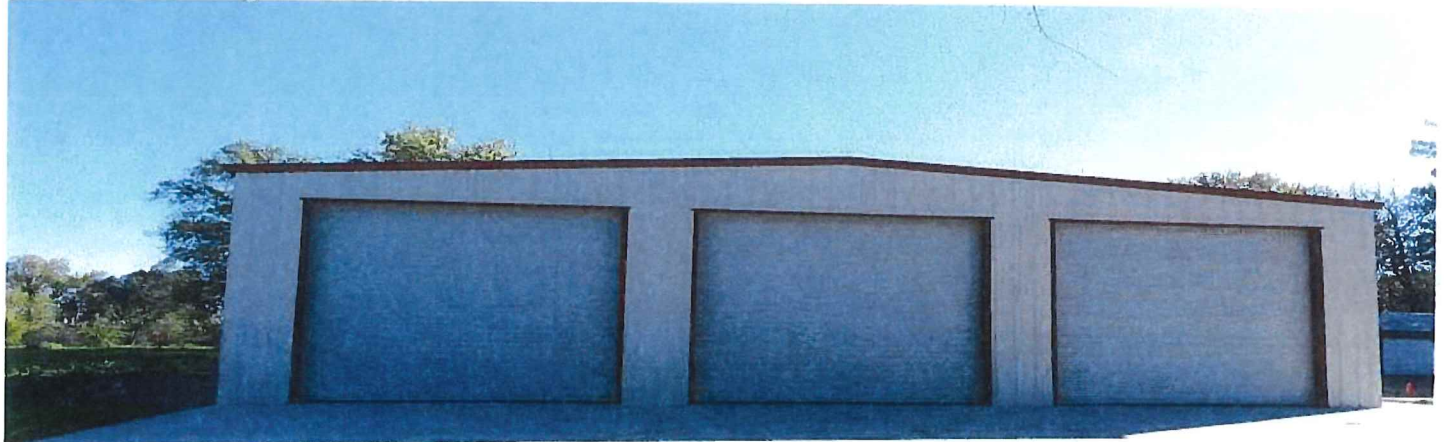
Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

South – Southwest Side of Building



West Side of Building



COUNTY RECORDER
Filing Requested by:
Yolo County Planning, Public Works and
Environmental Services
Attn: Ed Short
292 West Beamer Street
Woodland, CA 95695



VARIANCE TO THE YOLO COUNTY
FLOOD DAMAGE PREVENTION ORDINANCE
ZONE FILE 2014-0056

APPLICANT/PROPERTY OWNER

Clarksburg Fire Protection District
P.O. Box 513
Clarksburg, CA 95612

PROJECT LOCATION

The project site is located at 52902 Clarksburg Avenue in the community of Clarksburg and west of the Sacramento River in the unincorporated area of the County (APN: 043-240-038).

PROPOSED PROJECT

Flood Variance to construct a 5,500-square foot pre-engineered storage building on an approximately 0.55-acre commercially zoned parcel (contiguous to adjoining properties that are one-half acre or less in size with buildings constructed below the base flood level) located within the Federal Emergency Management Agency (FEMA) designated Flood Zone A (area of 100-year flooding), as referenced on panel #06113C0745G, effective June 18, 2010. The 5,500-square foot building will be of metal construction, enclosed on all sides, and will contain a minimum of two openings (flow-through venting), placed no higher than one foot above grade, having a total net area of not less than one square inch for every square foot of enclosed area, to allow water to move freely so pressure on opposing sides of the structure is equalized. The 5,500-square foot metal structure will contain adequate anchoring and will be constructed using flood resistant materials to ensure standards of construction requirements are met to minimize flood damage. The structure will be used solely for fire and emergency vehicle and equipment storage.

REQUIREMENT FOR A FLOOD VARIANCE

Under Section 8-4.601 of the Yolo County Flood Protection Ordinance, variances pertain to a specific piece of property and are not personal in nature. The subject parcel must have physical characteristics so unusual that complying with the requirements of this ordinance would create an exceptional hardship to the applicant or the surrounding property owners. Such

characteristics must pertain to the land itself, not to the structure, residents and/or property owners.

In accordance with Section 8-4.602 of the Ordinance, the Planning Commission may approve a Flood Variance after considering all technical evaluations, all relevant factors, and standards of construction for flood hazard reduction.

In general, variances may be issued for new construction, substantial improvement, and other proposed new development to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing that the procedures in Articles 4 (Administration) and 5 (Flood Protection Reduction) of the County's Flood Protection Ordinance have been fully considered.

ENVIRONMENTAL DETERMINATION

Approval of the Flood Variance is a "discretionary permit" subject to the California Environmental Quality Act (CEQA) and CEQA Guidelines. Under CEQA Guidelines § 15303, a Categorical Exemption has been deemed the appropriate level of environmental review for the project.

FINDINGS

In accordance with Section 8-4.603 of the Flood Protection Ordinance, the Planning Commission finds that:

(Evidence to support the required findings is shown in Italics.)

1. Good and sufficient cause has been demonstrated to support the variance.

Strict application of the "Flood Hazard Reduction" requirements would deprive the Fire District of similar privileges enjoyed by landowners located in a less restrictive flood zone. Approval of the variance would permit the Fire District to place the metal storage barn in a location desirable to facilitate increased fire and emergency response services without affecting adjacent uses. As more fully described in the findings below, the variance is appropriate to allow the Fire District to adequately use the property for fire and emergency response vehicle and equipment storage, while minimizing impacts to the floodplain.

2. Failure to grant the variance would result in exceptional hardship to the applicant.

The entire 0.55-acre parcel is located within the 100-year flood plain, and is currently developed with the Fire District's firehouse, which was built in the 1940s (below the base flood level). The property is surrounded by and contiguous to other one-half acre lots that are also developed with buildings constructed below the base flood level. Any new development on the property would be within the floodplain and subject to submitting engineered construction plans, elevating the finished floor one foot above the "determined" base flood elevation, or obtaining a flood variance as required by FEMA and County Ordinance. Presently, the property is in an area where the base flood elevations have not been determined; raising the structure would reduce its practical application. Not only would construction of the storage barn with a floor for housing Fire District equipment at ten feet or more above grade be impractical, it would be cost prohibitive. As a voluntary agency, the District has limited resources and its financial means are dedicated solely to emergency response and fire suppression. Any use of

funds for other purposes would reduce the District's ability to meet its mission to protect the public it serves.

Denial of the variance would either prevent the Fire District from constructing the storage building, or could result in new and substantial obstructions (elevated building pads with a total 5,500 square feet in area) located within the 100-year flood plain. Without the storage barn, efforts to remain current with standards for providing first-class fire and emergency response to the residents of Clarksburg would be compromised.

- 3. The granting of the variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense; create a nuisance; cause fraud or victimization of the public; or conflict with existing laws or ordinances.**

The 5,500-square foot structure will be required to be constructed with engineered flow-through vents. Accordingly, construction of the structure will not result in an increase in the level of flood waters. The structure will be used to store fire and emergency response equipment, and inundation will not threaten the public safety of the neighborhood. The design of the structure will not create a nuisance by obstructing the free passage of the floodwaters. The variance will not result in buildings that will create significant public costs if flooded, due to the structure's limited use as a storage facility; any future owners of the subject property will be notified that the land is subject to flooding through the recording of this document. The structure will be constructed in accordance with the 2013 California Building Code and local zoning ordinance requirements.

- 4. The variance is the minimum necessary, considering the flood hazard, to afford relief to the applicant.**

The approval of flood variances to allow for the new construction of structures with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles and storage, which are subject to flooding and designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters is specifically provided for in the County Flood Protection Ordinance. All structural members below the roof will be constructed of flood-resistant materials, including flow-through vents. The conditions of approval included in this variance approval will ensure that the applicant does not enjoy any special privileges that are unavailable to other landowners in the immediate area.

CONDITIONS OF APPROVAL

Approval of this Flood Variance is based on continued compliance with all identified Conditions of Approval, as described below:

1. The structure shall be anchored to resist flotation, collapse, and lateral movement.
2. Those portions of the structure located below the base flood elevation shall be constructed of flood-resistant materials.
3. The structure shall be designed to allow for the automatic entry of flood waters; including installation of 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, to allow water to

move freely so pressure on both sides of the walls is equalized. The bottom of all openings shall be no higher than one foot above grade.

4. The structure shall be restricted to the storage of the Fire District's fire and emergency response vehicles and equipment.
5. The structure shall be designed so that damage to the structure and their contents are minimized and no additional threats to public safety are created.
6. The structure shall comply with all other applicable provisions of the Yolo County Flood Protection Ordinance. A Flood Permit shall be required for approval.
7. A copy of this notice shall be recorded in the office of the Yolo County Recorder in a manner such that the notice appears in the chain of title of the affected parcel of land. A copy of the recorded notice shall be provided to the Yolo County Planning, Public Works and Environmental Services Department prior to the commencement of construction.

APPEALS

The action of the Planning Commission on any decision made pursuant to the County's Flood Protection Ordinance shall be final, unless within fifteen (15) days after such action, any person with appropriate legal standing files a written appeal, and pays the appropriate fee to the Clerk of the Board of Supervisors. The Board of Supervisors of Yolo County shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Planning Commission in the enforcement or administration of the County's Ordinance on Flood Protection.

The timely filing of an appeal shall stay the Planning Commission's decision, which shall serve as a recommendation to the Board of Supervisors. All such appeals shall reference the decision of the Planning Commission and shall specifically describe the grounds for the appeal.

NOTICE:

As required under Section 8-4.602 of the Flood Damage Prevention Ordinance, the County is obligated to inform every applicant who is granted variance approval that construction below the base flood level increases the risk to life and property for both the resident and downstream property owners. In addition, the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for each \$100 of insurance coverage.



Date 2-13-15

Ed Short, Floodplain Administrator
Yolo County Planning, Public Works and Environmental Services Department