



**COUNTY OF VENTURA  
FLOODPLAIN DEVELOPMENT**

stamp and

initial here

F2007-07  
This Floodplain Permit Application is to be accompanied by one (1) complete set of building plans which illustrate all proposed structures and construction details, topography, FEMA-determined Base Flood Elevations, drainage facilities, areas of grading, fill placement, excavation, and other features pertinent to the proposed development. Calculations defining the proposed development shall also be included with the plans.

Floodplain Permit Fee Deposit \$975.00	Date Paid <u>2/2/07</u>	Receipt No. <u>6079</u>
Elevation Certificate Fee Deposit \$280.00	Date Paid <u>2/2/07</u>	Receipt No. <u>6079</u>
FEMA Processing Fee (if applicable)	Date Paid _____	Receipt No. _____

☐ The Applicant has paid the required PWA fee deposits for processing this Floodplain Permit Application, as evidenced by PWA's stamp and authorization, above. Building plans can now be submitted to Building & Safety for Plan Check.

**SECTION I PROPERTY OWNER AND PROPERTY LOCATION**

Owner: John Whitman  
Address: P.O. Box 173 Oakview, CA 93022  
Telephone Number: 805/649-4132  
Subject Property Address: 10024 Old Creek Rd., Oakview, CA 93022  
Assessor's Parcel Number: 035-0-100-315

**SECTION II FLOODPLAIN PERMIT PURPOSE**

Proposed construction: Residential: \_\_\_ New \_\_\_ Remodel Non-Residential: \_\_\_ New \_\_\_ Remodel

Please describe in detail all proposed development, including earthwork, and sanitary sewage and water supply systems, if proposed:

Reclamation of land resulting from 2004/2005 Floods.  
Mitigation + Monitoring of restored banks.

**SECTION III FLOOD INSURANCE RATE MAP (FIRM) DATA** 060413 0545C

FIRM ZONE A FIRM SUFFIX C PANEL No. 545 of 1250  
BASE FLOOD ELEVATION (NGVD 1929) \_\_\_\_\_ (FT. OR DEPTH IN AO AND AH ZONES)  
BASE FLOOD ELEVATION (NAVD 1988) \_\_\_\_\_ (FT. OR DEPTH IN AO AND AH ZONES)  
100-YEAR FLOODPLAIN VELOCITY (if known) \_\_\_\_\_ FEET PER SECOND.

I hereby certify that I have read this Floodplain Development Application and state that the above information is correct, and that all permitted acts shall be in accordance with the Ventura County Floodplain Management Ordinance and any approved plans. In consideration of Ventura County issuing this Permit, the Applicant agrees to comply with all terms of this Permit, including any general and special provisions.

Applicant or Authorized Representative's Signature & Title

Date



## GENERAL REQUIREMENTS PRIOR TO ISSUANCE OF A FLOODPLAIN PERMIT

1. The Applicant and his/her project's California-registered Engineer or Architect are strongly encouraged to review the attached document entitled "Floodplain Permit – Building Standards for Residential and Non-Residential Development, January 9, 2007", and incorporate all applicable Federal Emergency Management Agency (FEMA) regulations and County of Ventura Floodplain Management Ordinance 3841 requirements in the preparation of project building plans. These standards will be addressed by the Public Works Agency as part of the plan check process. All applicable standards need to be satisfactorily incorporated in the project building plans prior to the PWA Floodplain Manager approving the plans and issuing a Clearance to Building & Safety.
2. The Applicant shall submit one (1) complete set of building plans to the County Floodplain Manager for plan check and approval at the time of submitting this Floodplain permit Application.
3. All elevations are to be calculated using the NGVD 1929 and the NAVD 1988 and the most restrictive elevation shall be applied to the project. All NAVD 1988 elevations need to be converted to NGVD 1929 elevations, by the project's California-registered Civil Engineer, Architect, or Land Surveyor.
4. The project Site Plan needs to clearly and accurately illustrate the boundary(ies) of the FEMA-determined floodplain zones.
5. The FEMA-determined Base Flood Elevation plus one foot freeboard needs to be clearly illustrated and called-out on the following building plan sheets: all elevations, applicable sections, foundation plan, and floor framing plan.
6. Prior to the issuance of a Floodplain Permit, the Applicant shall obtain all required Federal and State permits pertinent to the proposed development, and the written consent of underlying fee owners of the subject lands. Copies of these permits and consents shall be submitted to the Floodplain Manager of the Public Works Agency.

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*Please refer to pages 3 and 4 for Floodplain Development Permit and Conditions of Approval.*

*[Signature]*  
D. Trushide  
10/23/07



## **COUNTY OF VENTURA FLOODPLAIN PERMIT (F 2007-07)**

**The following conditions, and signed, sealed, and dated authorization from the County of Ventura Floodplain Manager constitutes the actual Floodplain Permit for the proposed development. This Permit shall not be deemed valid unless signed and dated by the County Floodplain Manager or his authorized representative.**

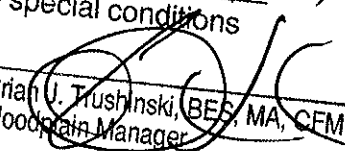
**The following conditions shall be met by the Applicant prior to the County issuing an Occupancy Permit:**

1. This Floodplain Development Permit is hereby issued for the sole purpose of reclaiming approximately 1,900 linear feet and 350 linear feet of agricultural land along the east side of San Antonio Creek that was lost during flooding events between January and February 2005. Reclamation of the Creek banks and the area behind the banks shall be achieved through the replacement of fill material and rock riprap. All work shall be completed in accordance with the U.S. Army Corps of Engineers Nationwide Permit Authorization No. 2005-2001-JWM, the California Department of Fish and Game Streambed Alteration Agreement #1600-2005-0428-R5, the Regional Water Quality Control Board 401 Water Quality Certification File No. 05-114, the Ventura County Watershed Protection District Encroachment Permit #2005-156, County of Ventura Grading Permit 10057, and the National Flood Insurance Program Title 44, Code of Federal Regulations Parts 59, 60, 65, and 70.
2. Bank restoration and areas of fill behind the banks shall be no higher than pre-January 2005 contours for these two reclamation areas.
3. One (1) FEMA Elevation Certificate and accompanying project photographs shall be prepared by the project's California-registered Engineer, Architect, or Land Surveyor at completion of the project. The Elevation Certificate shall verify that the topography of the banks and fill areas behind the banks do not exceed pre-January 2005 contours associated with these two reclamation areas.
4. At project completion, the Applicant or their representative shall contact the Floodplain Manager (805) 477-1967 and Development & Inspection Services Grading Section (805) 701-9560, to arrange a site inspection.
5. If conditions change or new facts are discerned concerning the effects of the activities and uses authorized under this Floodplain Permit, or for other good cause, Ventura County may modify the Floodplain Permit in order to protect life and property.
6. The Applicant shall indemnify, defend, and hold the County, its officers, agents, and employees, harmless from any and all claims, costs, expenses, and liabilities (including, but not limited to, claims for damage alleged to have resulted from alterations in the previously existing drainage pattern due to construction of improvements indicated in this Permit) arising out of or in any way connected with the exercise of this Permit by the Applicant, its contractor, or its representatives.

7. Activities and uses authorized under the Floodplain Permit are subject to any instructions of the Director of the Public Works Agency, or his representative. All instructions must be strictly observed.

  
\_\_\_\_\_  
Brian J. Trushinski, BES, MA, CFM: County Floodplain Manager

8/23/07  
\_\_\_\_\_  
Date

County of Ventura  
Floodplain Permit No. F 2007-07  
See special conditions  
Approved By:   
Brian J. Trushinski, BES, MA, CFM  
Floodplain Manager

FEDERAL EMERGENCY MANAGEMENT AGENCY  
NATIONAL FLOOD INSURANCE PROGRAM

**FLOODPROOFING CERTIFICATE**  
FOR NON-RESIDENTIAL STRUCTURES

The floodproofing of non-residential buildings may be permitted as an alternative to elevating to or above the Base Flood Elevation; however, a floodproofing design certification is required. This form is to be used for that certification. Floodproofing of a residential building does not alter a community's floodplain management elevation requirements or affect the insurance rating unless the community has been issued an exception by FEMA to allow floodproofed residential basements. The permitting of a floodproofed residential basement requires a separate certification specifying that the design complies with the local floodplain management ordinance.

**PROPERTY**

BUILDING OWNER'S NAME  
**JOHN WHITMAN - OLD CREEK RANCH**  
STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER  
**10024 OLD CREEK ROAD**  
OTHER DESCRIPTION (Lot and Block Numbers, etc.)

FOR INSURANCE COMPANY USE
POLICY NUMBER
COMPANY NAIC NUMBER

CITY **OAK VIEW** STATE **CA** ZIP CODE **93022**

**SECTION I FLOOD INSURANCE RATE MAP (FIRM) INFORMATION**

Provide the following from the proper FIRM:

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEVATION (In AO Zones, Use Depth)
060413	0545	C	007-31, 1985	A	373 TO 421

**SECTION II FLOODPROOFING INFORMATION (By a Registered Professional Engineer or Architect)**

**Floodproofing Design Elevation Information:**

~~RIVER BANK IS REPLACED~~  
Building is floodproofed to an elevation of ~~NOT EXCEEDING THE BEFORE STORM CONDITION~~  
~~SOUTH ELEV. 380 TO 382~~ ~~NORTH ELEV. 400 TO 424~~  
~~Height of floodproofing on the building above the lowest adjacent grade is \_\_\_\_\_ feet.~~

(NOTE: for insurance rating purposes, the building's floodproofed design elevation must be at least one foot above the Base Flood Elevation to receive rating credit. If the building is floodproofed only to the Base Flood Elevation, then the building's insurance rating will result in a higher premium.)

**SECTION III CERTIFICATION (By Registered Professional Engineer or Architect)**

**Non-Residential Floodproofed Construction Certification:**

I certify that, based upon development and/or review of structural design, specifications, and plans for construction, the design and methods of construction are in accordance with accepted standards of practice for meeting the following provisions:

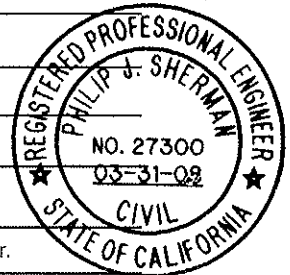
The structure, together with attendant utilities and sanitary facilities, is watertight to the floodproofed design elevation indicated above, with walls that are substantially impermeable to the passage of water.

All structural components are capable of resisting hydrostatic and hydrodynamic flood forces, including the effects of buoyancy, and anticipated debris impact forces. ~~TO THE BEST OF MY KNOWLEDGE.~~

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.

CERTIFIER'S NAME  
**PHILIP J. SHERMAN**  
TITLE  
**SENIOR ENGINEER**  
ADDRESS  
**2259 PORTOLA SW-B**  
CITY  
**VENTURA** STATE  
**CA** ZIP CODE  
**93003**  
SIGNATURE  
*Philip J. Sherman* DATE  
**03-02-09** PHONE  
**805-658-6611**

LICENSE NUMBER (or Affix Seal)  
**RCE 27300**  
COMPANY NAME  
**HAWKS & ASSOC.**



Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.

*[Signature]* B. Trushnik 03/06/09  
Floodplain Manager



SOUTH LAYBE LOOKING DOWN STREAM



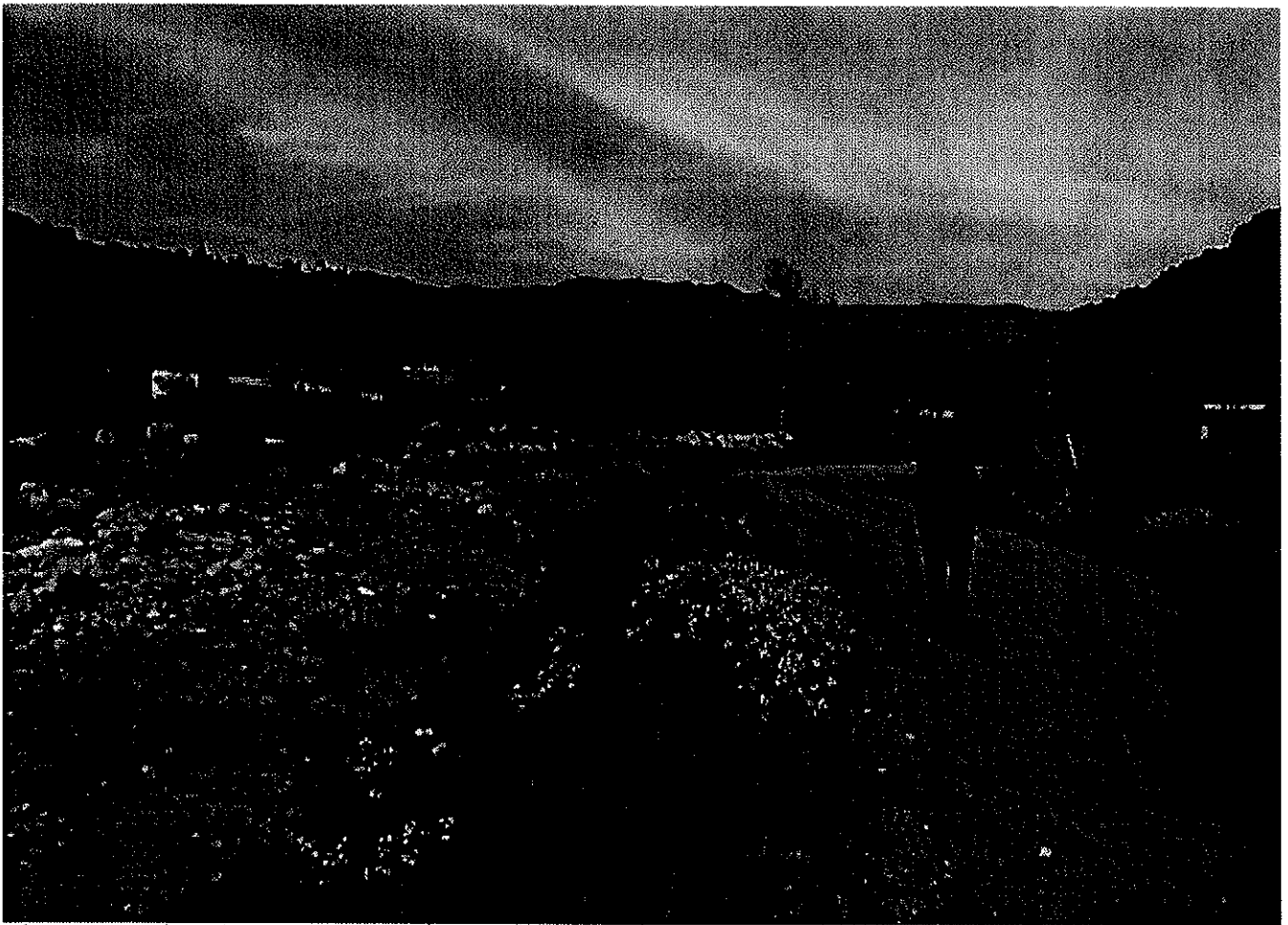
SOUTH LAYBE LOOKING UP STREAM



*SOUTH LEVER LOOKING DOWN STREAM*



*NORTH LEVER LOOKING DOWN STREAM FROM NORTH END*



NORTH LAYBE LOOKING DOWNSTREAM - NOT LOW FLOOD



NORTH LAYBE LOOKING UPSTREAM

**From:** Brian Trushinski  
**To:** Phil Sherman  
**CC:** Raymond Gutierrez  
**Date:** 02/23/2009 5:00 PM  
**Subject:** Re: Elevation Certificate, FP 2007-07, 10024 Old Creek Road

Phil,

You are correct that the FEMA Elevation Certificate is not the most appropriate or logical form to use for this land alteration/improvement project. Ray and I have discussed this matter with FEMA a number of times in the past because they expect to see an official document as part of their Community Assistance Visitation) that technically verifies that the project was undertaken in accordance with the conditions of the Floodplain Development Permit. Unfortunately, to date, FEMA has not provided us with said direction.

That being said, let's use a FEMA Floodproofing Certificate and modify Sections II and III to confirm Conditions 1 and 2 of the Floodplain Permit 2007-07, dated 10/23/2007. That will work fine. Please stamp and sign the Certificate.

Thanks.  
Brian

Brian J. Trushinski, BES, MA, CFM  
Engineer IV  
Public Works Agency  
Development & Inspection Services  
800 S. Victoria Ave.  
Ventura, CA 93009-1600

(tel.) (805) 477-1967  
(fax) (805) 477-7241

[brian.trushinski@ventura.org](mailto:brian.trushinski@ventura.org)

>>> "Phil Sherman" <[phils@hawkscivil.com](mailto:phils@hawkscivil.com)> 02/23/2009 2:50 PM >>>

Ray & Brian

This project calls for an Elevation Certificate to be filed by March 4. I need a little advice and guidance and I can't seem to reach anyone over there. ☹

What you are asking for does not fit the format for the Elevation Certification form.

HELP !!

Phil Sherman

FEDERAL EMERGENCY MANAGEMENT AGENCY  
NATIONAL FLOOD INSURANCE PROGRAM

# FLOODPROOFING CERTIFICATE

FOR NON-RESIDENTIAL STRUCTURES

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### Floodproofing Design Elevation Information:

**RIVER BANK IS REPLACED**  
Building is floodproofed to an elevation of **NOT REACHING THE BEFORE STORM CONDITION** feet NGVD. (Elevation datum used must be the same as that on the FIRM.)  
**SOUTH ELEV. 380 TO 382 NORTH ELEV. 400 TO 424**  
Height of floodproofing on the building above the lowest adjacent grade is \_\_\_\_\_ feet.

(NOTE: for insurance rating purposes, the building's floodproofed design elevation must be at least one foot above the Base Flood Elevation to receive rating credit. If the building is floodproofed only to the Base Flood Elevation, then the building's insurance rating will result in a higher premium.)

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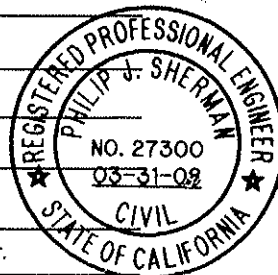
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I certify that the information on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME **PHILIP J. SHERMAN** LICENSE NUMBER (or Affix Seal) **RCB 27300**  
TITLE **SENIOR ENGINEER** COMPANY NAME **HAWKS & ASSOC.**  
ADDRESS **2269 PORTOLA SW-B** CITY **VENTURA** STATE **CA** ZIP CODE **93003**  
SIGNATURE **Philip Sherman** DATE **03-02-09** PHONE **805-658-6611**



Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.

**B. Trushinski** 03/06/09  
Floodplain Manager