

RESOLUTION NO. 203632

SEP 2 1971

BE IT RESOLVED, by the Council of The City of San Diego,
as follows:

That Council Policy 600-14 entitled, "Development Proprosals
within Floodplains" be, and it is hereby established as set
forth in the form of Council Policy filed in the office of the
City Clerk as Document No. 737364.

BE IT FURTHER RESOLVED, that the City Clerk be, and he
is hereby instructed to add the aforesaid to the Council
Policy Manual.

APPROVED: JOHN W. WITT, City Attorney

By Frederick C. Conrad
Frederick C. Conrad, Deputy

FCC:plm
8-5-71

COUNCIL POLICY

SUBJECT: DEVELOPMENT PROPOSALS WITHIN FLOODPLAINS

NUMBER: 600-14

BACKGROUND

Within the City limits of San Diego, there are three major valleys: Tia Juana, San Diego and San Dieguito River Valleys and, in addition, a number of other valleys with somewhat smaller drainage basins, such as Otay, Chollas, Rose Canyon and the Sorrento-Penasquitos Valleys. In each of these valleys, it can be anticipated that high intensity storms will result in inundation of low-lying areas until such time as protective flood control works are completed.

Development within areas subject to inundation, particularly within the floodway, is unwise from a health, safety and general welfare standpoint. If development occurs and the property is filled high enough to avoid inundation, the resulting effect is an increase in the water surface elevation within the floodplain area. Though a few developments of this type would not have a great impact on the water surface, the accumulated effect of substantial development can increase the potential damage to the other existing or proposed developments within the floodplain.

The City of San Diego, by Council Resolution No. 201305, has indicated its desire to qualify for the Federal Flood Insurance Program provided under the "National Flood Insurance Act of 1968." The availability of such flood insurance is dependent upon local government preventing or reducing property damage from flooding by

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FILED SEP 16 1971
OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

institution of adequate land use and development control measures, including effective enforcement provisions. Appropriate floodplain regulatory zoning, and control procedures are at present being developed and are proposed to be applied to certain specific properties.

PURPOSE

To insure that premature development will not occur within floodplains prior to the application of appropriate floodplain regulatory zoning or until such time as flood control works are constructed.

POLICY

It is the Council's policy to discourage premature development in floodplain areas prior to either the completion of the necessary flood control works or the application of the appropriate floodplain regulatory zoning. The floodplain is defined as at least that area subject to inundation by a 50-year frequency flood.

The City will consider development proposals, such as zoning, rezoning, tentative maps or special use permits within floodplains only if one of the following conditions exists:

1. Appropriate flood control facilities have been completed.
2. Appropriate flood control regulatory zoning has been applied to the floodplain.
3. The proponent of the development proposal has presented evidence satisfactory to the City that the final development

will neither obstruct the floodway nor adversely affect other properties in the area subject to inundation. The floodway is that portion of the floodplain in which moderate frequency storms can be expected to create either high velocity flows or substantial water depths.

Development proposals will further be conditioned upon the following:

1. Assurance that any permanent structures included in the development will be at sufficient grade to be above the water surface of at least a 50-year flood flow.
2. Appropriate agreements between the developer and City to assure participation by the developer or his successor in interest in the financing of future flood control works.
3. The final map bears the notation "Subject to Inundation" for those portions of the property with a grade lower than a 50 year frequency flood.

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Passed and adopted by the Council of The City of San Diego on SEP 2 1971,
by the following vote:

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SAN DIEGO, CALIF.
Councilmen
Helen Cobb
Sam T. Loftin
Henry L. Landt
Leon L. Williams
Floyd L. Morrow
Bob Martinet
Allen Hitch
Mike Schaefer
Mayor Frank Curran

Yeas	Nays	Excused	Absent
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AUTHENTICATED BY:

FRANK CURRAN
Mayor of The City of San Diego, California.
~~EDWARD NIELSEN~~
~~JOHN LOCKWOOD~~
City Clerk of The City of San Diego, California.

(Seal)

By Elfa P. Hamel, Deputy.

Office of the City Clerk, San Diego, California
Resolution Number 203632 Adopted SEP 2 1971
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