

R. 75-1914

**RESOLUTION No. 212811**

Adopted on MAR 13 1975

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

1. That Council Policy 600-14, entitled "Development Proposals within Floodplains," be and it is hereby amended as set forth in the form of Council Policy filed in the office of the City Clerk as Document No. 750519.

2. 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  
Chief Deputy City Attorney

FCC:mmb  
3-4-75

STRIKE-OUT VERSION -- COUNCIL POLICY 600-14 750519

DOCUMENT NO. \_\_\_\_\_

FILED MAR 20 1975

OFFICE OF THE CITY CLERK  
SAN DIEGO, CALIFORNIA

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 1968 Act was amended by the Flood Disaster Act of 1973 which will require flood insurance as a condition

212811

to all federally related financing for development in flood hazard areas. The availability of such flood insurance to the property owner is dependent upon local government preventing or reducing property damage from flooding by 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,~~ was adopted by Council in May, 1973, consisting of the Floodway (FW) Zone and Floodplain Fringe (FPF) Zone. Application of these zones to various floodplains within the City will require public hearings before both Planning Commission and Council.

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 50 100-year frequency flood,

212811

e.g., that maximum area that on the average is likely to be flooded once every 100 years or has a 1% chance of being flooded each year.

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~~ not obstruct the floodway ~~nor adversely affect other properties in the area subject to inundation~~ and that proposed structures will be either sufficiently floodproofed or elevated such that damage will be minimized. 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~~, defined as that portion of the floodplain necessary to convey flood waters of a 100-year frequency storm without increasing the depth of flow more than one foot above the unconfined water surface of the 100-year frequency flood.

212811

Development proposals will further be conditioned upon the following:

1. Assurance that any permanent residential structures included in the development will be at sufficient grade to be one foot above the water surface of ~~at-least-a-50~~ the 100-year flood flow as confined to the floodway. Non-residential structures may be either elevated or floodproofed.
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 developer shall grant to the City a flowage easement for that portion of the property contained within the floodway.
- 3.
4. The final map shall bears the notation "Subject to Inundation" for those portions of the property with a grade lower than a 50 100-year frequency flood.

212811

Passed and adopted by the Council of The City of San Diego on MAR 13 1975,  
 by the following vote:

Councilmen	Yeas	Nays	Excused	Absent
Gil Johnson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maureen F. O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lee Hubbard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floyd L. Morrow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bob Martinet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jim Ellis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jess D. Haro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON  
 Mayor of The City of San Diego, California.

EDWARD NIELSEN  
 City Clerk of The City of San Diego, California.

By Kathleen Martinec, Deputy.

(Seal)

RECEIVED  
 CITY CLERK'S OFFICE  
 1975 MAR -6 AM 11:07  
 SAN DIEGO, CALIF.

Office of the City Clerk, San Diego, California

Resolution Number 212811 Adopted MAR 13 1975