

RESOLUTION NUMBER R- 312805

DATE OF FINAL PASSAGE DEC 19 2019

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ADOPTING AN AMENDMENT TO THE LAND DEVELOPMENT MANUAL TO ADD APPENDIX S, CONTAINING DEFINITIONS APPLICABLE TO THE SPECIAL FLOOD HAZARD AREA REGULATIONS AT SAN DIEGO MUNICIPAL CODE SECTIONS 143.0145 AND 143.0146.

WHEREAS, San Diego Municipal Code section 111.0106 provides that the City may establish and adopt submittal requirements, review procedures, and standards and guidelines for development to supplement the Land Development Code to be known as the Land Development Manual; and

WHEREAS, an amendment to the Land Development Manual to add Appendix S, "FEMA Definitions," which is on file in the Office of the City Clerk as Document No.


RR-312805, is proposed in order to incorporate definitions applicable to the Special Flood Hazard Area regulations at San Diego Municipal Code sections 143.0145 and 143.0146;

NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that the amendment to the Land Development Manual to add Appendix S, on file in the Office of the City Clerk as Document No. RR- 312805 (FEMA Definitions), is adopted contingent upon final

passage of O-2020-68, relating to Special Flood Hazard Area regulations proposed as part of the 12th Update to the Land Development Code.

APPROVED: MARA W. ELLIOTT, City Attorney

By  _____
Davin A. Widgerow
Deputy City Attorney

DAW:nja
12/02/19
Or.Dept: Transportation and Storm Water
Attachment
Doc. No.: 2236657

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of DEC 17 2019.

ELIZABETH S. MALAND
City Clerk

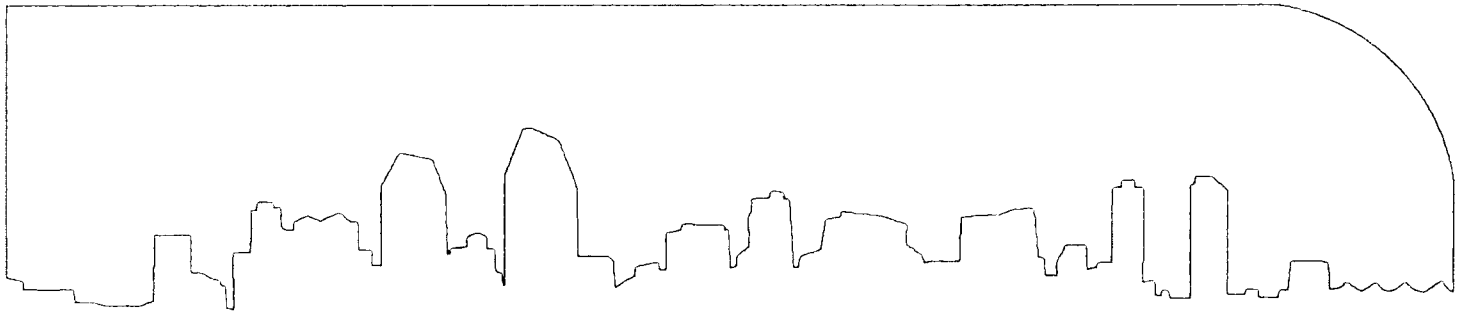
By  _____
Deputy City Clerk

Approved: 12/19/19
(date)

 _____
KEVIN L. FAULCONER, Mayor

Vetoed: _____
(date)

KEVIN L. FAULCONER, Mayor



THE CITY OF SAN DIEGO
Floodplain Management

FEMA Definitions
Appendix S

July 2019 Edition



APPENDIX S – FEMA DEFINITIONS

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APPENDIX S – FEMA DEFINITIONS

Contents

Introduction

This Floodplain Management Appendix (Appendix) serves as a supplement to the City of San Diego's (City) Floodplain Management standards and procedures. This Appendix is pertinent to the City's Development Regulations for Special Flood Hazard Areas (SFHA), Municipal Code Sections §143.0145 and §143.0146. FEMA-related terminology is defined per the Code of Federal Regulations, as required under the National Floodplain Insurance Program (NFIP). These definitions provide clarification to design engineers, developers, contractors, and others in regard to development in SFHAs.

1.1. Definitions

Existing manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before August 15, 1983.

Expansion to an existing manufactured home park or subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Highest adjacent grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historical structure a functional construction that possesses historical, scientific, architectural, aesthetic, or cultural significance, usually made for purposes other than sheltering human activity (such as large-scale engineering projects, water control systems, transportation systems, mine shafts, kilns, ovens, lighthouses, and radio telescopes). Means any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 1. By an approved state program as determined by the Secretary of the Interior or

APPENDIX S – FEMA DEFINITIONS

2. Directly by the Secretary of the Interior in states without approved programs.

Lowest floor means the lowest floor of the lowest enclosed area (including the basement). An unfinished or flood-resistant enclosure that is usable solely for parking vehicles, building access, or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of any applicable non-elevation design requirements of the Code of Federal Regulations Title 44, Chapter 1, Part 60.3, as amended, or other City requirements.

New construction means structures for which the start of construction commenced on or after August 15, 1983 and includes any subsequent improvements to such structures.

New manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

Start of construction includes substantial improvement and other proposed new development and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial improvement means any reconstruction, rehabilitation, addition, or other proposed new development of a structure, or other improvement of a structure, the cost of which, equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either:

- (1) Any project for improvement of a structure to correct existing violations or state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
- (2) Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

APPENDIX S – FEMA DEFINITIONS

Special Flood Hazard Area or SFHA, means any area inundated during a base flood as shown on the Federal Insurance Rate Map as Zone A, AO, A1-30, AE, A99, AH, VO, V1-30, VE, V, M, or E (also referred to as the 100-year floodplain).

Passed by the Council of The City of San Diego on DEC 17 2019, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Barbara Bry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Ward	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monica Montgomery	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Georgette Gómez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage DEC 19 2019.

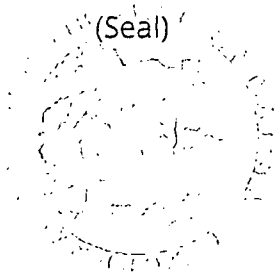
(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

KEVIN L. FAULCONER
Mayor of The City of San Diego, California.

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By Linda Aruen, Deputy



Office of the City Clerk, San Diego, California

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