

ORDINANCE NO. 2039

ORDINANCE AMENDING SECTIONS 18.54.020, 18.54.030, 18.54.050, 18.54.060, AND 18.54.070 OF CHAPTER 18.54 OF THE CHULA VISTA MUNICIPAL CODE ENTITLED FLOOD PLAIN REGULATIONS RELATING TO REQUIREMENTS CONTROLLING DEVELOPMENT OF PROPERTY WITHIN IDENTIFIED FLOOD PLAINS IN ACCORDANCE WITH FEDERAL RULES AND REGULATIONS

Section I: That Sections 18.54.020, 18.54.030, 18.54.050, 18.54.060 and 18.54.070 of Chapter 18.54 of the Chula Vista Municipal Code be, and the same is hereby amended to read as follows:

18.54.020 Official maps.

The city council designates flood insurance rate maps (FIRM) and Flood Boundary and Floodway Map, community panel numbers 065021 0001-0007 dated August 15, 1983, and amendments on file in the office of the director of public works, as the official maps to be used in determining those areas of special flood hazard.

18.54.030 Definitions.

Unless specifically defined in this section, words or phrases used in this chapter shall be interpreted so as to give them the same meaning as they have in common usage so as to give this chapter its most reasonable application.

- A. "Areas of flood hazard" means areas within the community subject to a one percent or greater chance of flooding in any given year. These areas are identified as zones A, A1-30 and A0 on the official maps.
- B. "Development" means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations.
- C. "Flood" means a temporary rise in a stream's flow or stage that results in water overflowing its banks and inundating areas adjacent to the channel, or an unusual and rapid accumulation of runoff or surface waters from any source.
- D. "Floodproofing" means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

- E. "Habitable floor" means a floor used for living which includes working, sleeping, eating, cooking or recreation or any combination thereof. A floor used only for storage purposes is not a habitable floor.
- F. "Mobile home" means a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. It does not include recreational vehicles or travel trailers.
- G. "Mobile home park (subdivision)" means a parcel (or contiguous parcels) of land which has been divided into two or more lots for rent or sale and the placement of mobile homes.
- H. "One-hundred-year flood" means the condition of flooding having a one percent chance of annual occurrence.
- I. "Regulatory flood elevation" means the water surface elevation of the one-hundred-year flood.
- J. "Regulatory floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. The designated regulatory floodways are the channels of the Sweetwater River and Telegraph Canyon Creek shown on the current Flood Boundary and Floodway Map, and Poggi Canyon Creek as shown on the County of San Diego Floodway Map.
- K. "Structure" means a walled and roofed structure, including a gas or liquid storage tank that is principally above the ground, including but without limitation to buildings, factories, sheds, cabins, mobile homes and other similar uses.
- L. "Substantial improvement" means any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure either: (1) before the improvement is started, or (2) if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include any alteration to comply with existing state or local health, sanitary, building or safety codes or regulations, or structures listed in national or state registers of historic places.

0-2039

18.54.050 Floodplain development -- Review by city engineer.

The city engineer shall review all development permit applications to determine if the site of the proposed development is reasonably safe from flooding, that all applicable requirements of the National Flood Insurance Program have been met, and that all necessary permits have been received as required by federal or state law. Copies of such permits shall be a required part of permit applications.

18.54.060 Floodplain development -- Review by director of building and housing.

The director of building and housing, in reviewing all applications for new construction, substantial improvements, prefabricated buildings, placement of mobilehomes and other developments (as defined in this chapter) will obtain, review and reasonably utilize, if available, any regulatory flood elevation data from federal, state or other sources until such other data is provided by the Federal Insurance Administration in a flood insurance study; and require within areas designated as zone A, zone A1-30 and zone A0 on the official map that the following performance standards be met:

- A. Residential structures and substantial improvements of residential structures shall meet the following standards: the first floor elevation (to include basement) of new residential structures shall be elevated to a minimum of one foot above the regulatory flood elevation; except that in zone A0 the lowest floor (including basement) shall be above the crown of the nearest street to or above the regulatory depth number.
- B. Nonresidential structures shall meet the following standards:
 - 1. The first floor elevation (to include basement) of nonresidential structures be elevated or floodproofed to a minimum of one foot above the regulatory flood elevation; except that in zone A0 the lowest floor (including basement) shall be above the crown of the nearest street to or above the regulatory depth number or together with attendant utility and sanitary facilities be completely flood proofed to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
 - 2. Require the use of construction materials and utility equipment that are resistant to floodwater damage;
 - 3. Require the use of construction methods and practices that will minimize flood damage;
 - 4. Be designed or anchored to prevent the flotation, collapse or lateral movement of the structure or portions of the structure due to flooding;

6-2039

5. Assure that in regard to mobile homes, specific anchoring requirements include:
 - a. Over-the-top ties be provided at each of the four corners of the mobile home with two additional ties per side at the intermediate locations. Mobile homes less than fifty feet long require only one additional tie per side,
 - b. Frame ties be provided at each corner of the home with five additional ties per side at intermediate points. Mobile homes less than fifty feet long require only four additional ties per side,
 - c. Each required tie of the anchoring system shall be capable of carrying a force of four thousand eight hundred pounds,
 - d. Any additions to mobile homes shall be similarly anchored.
6. All mobile homes to be placed within zones A1-30, but not into a mobile home park or mobile home subdivision have: (1) stands or lots elevated on compacted fill or on pilings so that the lowest floor of the mobile home will be one foot or above the base flood level, (2) adequate surface drainage and access are provided for a hauler, and (3) in the instance of elevation on pilings, lots are large enough to permit steps, piling foundations are placed in stable soil no more than ten feet apart, and reinforcement is provided for piers more than six feet above ground level.
7. Mobile homes, except in an existing mobile home park or mobile home subdivision, are not to be placed within a regulatory floodway.

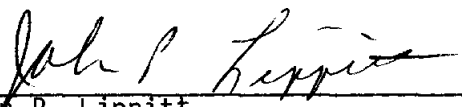
18.54.070 Floodplain development -- City engineer action.

The city engineer shall review all subdivision and land development permit applications and shall make findings of fact and assure that:

- A. All such proposed developments are consistent with the need to minimize flood damage.
- B. Proposals for subdivisions and other new development incorporating more than five acres or fifty lots, whichever is lesser, show on tentative parcel maps, tentative subdivision maps or site plans, regulatory flood elevation data for any included area designated zone A, zone A1-30 or zone A0.
- C. Adequate drainage is provided so as to reduce exposure to flood hazards.
- D. All public utilities and facilities are located so as to minimize or eliminate flood damage.
- E. The natural landscape of all designated floodways and major watercourses is substantially preserved.


- F. An evacuation plan indicating alternate vehicular access and escape routes is filed with appropriate Disaster Preparedness Authorities for mobile home parks and mobile home subdivisions located within zone A, zones A1-30 and zone A0.
- G. Within zones A1-30, new mobile home parks and mobile home subdivisions, expansions to existing mobile home parks and mobile home subdivisions, and existing mobile home parks and mobile home subdivisions where the repair, reconstruction or improvement of the streets, utilities and pads equals or exceeds 50% of the value of the streets, utilities and pads before the repair, reconstruction or improvement has commenced have: (1) stands or lots elevated on compacted fill or on pilings so that the lowest floor of the mobile home will be at least one foot above the base flood level, (2) adequate surface drainage and access for a hauler, and (3) in the instance of elevation on pilings, lots are large enough to permit steps, piling foundations are placed in stable soil no more than ten feet apart, and reinforcement is provided for pilings more than six feet above the ground level.
- H. Any encroachments, including fill, new construction, substantial improvements, and other developments within the designated regulatory floodways that would result in any increase in flood levels during the occurrence of a 100-year flood discharge are prohibited

Presented by



John P. Lippitt
City Engineer

Approved as to form by



George D. Lindberg
City Attorney

WPC 0492E

0-2039

FIRST READ AT A REGULAR MEETING OF THE CITY COUNCIL OF THE
TY OF CHULA VISTA, CALIFORNIA, HELD June 28, 19 83, AND
FINALLY PASSED AND ADOPTED AT A REGULAR MEETING THEREOF HELD July 5,
19 83, BY THE FOLLOWING VOTE, TO-WIT:

AYES: Councilmen : Scott, Malcolm, Cox, Moore, McCandliss
NAYES: Councilmen : None
ABSTAIN: Councilmen : None
ABSENT: Councilmen : None

Gregory R. Cox
Mayor of the City of Chula Vista

ATTEST Jennie M. Fulasz
City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.
CITY OF CHULA VISTA)

I, JENNIE M. FULASZ, CMC, CITY CLERK of the City of Chula Vista, California,
DO HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of
ORDINANCE NO. 2039, and that the same has not been amended or repealed.

DATED _____

(seal)

City Clerk

ORDINANCE NO. 2039

AMENDING SECTIONS 18.54.020, 18.54.030, 18.54.050, 18.54.060
AND 18.54.070 OF CHAPTER 18.54 OF THE CHULA VISTA MUNICIPAL CODE
ENTITLED FLOOD PLAIN REGULATIONS RELATING TO REQUIREMENTS
CONTROLLING DEVELOPMENT OF PROPERTY WITHIN IDENTIFIED FLOOD
PLAINS IN ACCORDANCE WITH FEDERAL RULES AND REGULATIONS

By a unanimous vote on July 5, 1983, the City Council placed
the ordinance on its second reading and adoption.

The purpose of this amendment to the Flood Plain Ordinance
and amendment to the Flood Plain Regulations is to make them current
with more definitive flood plain data received from the Federal
Insurance Administrator.

When Chula Vista adopted its Flood Plain Ordinance in 1978,
the Administrator provided the City with the Flood Hazard
Base Map which defined the 100-year flood areas but did not
designate base flood elevations, flood hazard factors nor
floodway boundaries. The Administrator has now provided the
City with that information making it possible to bring the
City's Flood Plain Ordinance and Regulations into the final
stage of compliance with the Federal Regulations.

Copies of the ordinance are available at the office of the
City Clerk, City Hall, 276 Fourth Avenue, Chula Vista.

Dated: 7/7/83


City Clerk