

ORDINANCE NO. 2386

AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING PORTIONS
OF CHAPTER 18.54 OF THE CHULA VISTA MUNICIPAL CODE
RELATING TO THE REGULATION OF DEVELOPMENT WITHIN FLOOD
PLAINS

WHEREAS, the Federal Emergency Management Agency has recently modified a portion of its regulations concerning development of land within flood plains; and

WHEREAS, these regulations became effective on May 1, 1990 and the regulations of local agencies must be updated in order for the agencies to remain in compliance with the Flood Insurance Program; and

WHEREAS, a notice of proposed negative declaration for this ordinance was filed in the office of the County Clerk on June 5, 1990; the review period has now closed and no comments have been received.

The City Council of the City of Chula Vista does ordain as follows:

SECTION I: That Section 18.54.015 is hereby added to Chapter 18.54 of the Chula Vista to read as follows:

Sec. 18.54.015 Lands to which this chapter applies.

The provisions of this Chapter 18.54 shall apply to all areas of special flood hazards, areas of flood-related erosion hazards and areas of mudslide (i.e., mudflow) hazards within the jurisdiction of the City of Chula Vista.

SECTION II: That Section 18.54.020 of Chapter 18.54 of the Chula Vista Municipal Code is hereby amended to read as follows:

Sec. 18.54.020 Basis for establishing the areas of special flood hazards.

The areas of special flood hazards identified by the Federal Insurance Administration (FIA) of the Federal Emergency Management Agency (FEMA) in the Flood Insurance Study dated April 5, 1988, and all subsequent amendments and/or revisions, are hereby adopted by reference and declared to be part of this title. This Flood Insurance Study and attendant mapping is the minimum area of applicability of this title and may be supplemented by studies of other areas which allow implementation of this

title and which are recommended to the City Council by the City Engineer. The study and Flood Insurance Rate Maps (Community Panel Numbers 065021 0001-0007) are on file at the City Public Services Building at 276 Fourth Avenue.

SECTION III: That Section 18.54.050 of Chapter 18.54 of the Chula Vista Municipal Code is hereby amended to read as follows:

Sec. 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 required as part of permit applications.

SECTION IV: That Section 18.54.060 of Chapter 18.54 of the Chula Vista Municipal Code is hereby amended to read as follows:

Sec. 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 manufactured homes and other developments (as defined in this chapter) shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a federal, state or other source, as criteria for requiring that new construction, substantial improvements, or other development in Zone A on the official map meet the following standards:

- A. Residential structures and substantial improvements of residential structures shall meet the following standards: The lowest 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 AO the lowest floor (including basement) shall be as high as the depth number in feet above the highest adjacent grade or two feet if no depth number is specified.
- B. Standards for manufactured homes:
 1. All manufactured homes that are placed on or substantially improved within a special flood hazard area as identified on the City's Flood Insurance Rate Map and which are:
 - a. Outside of a manufactured home park or subdivision; or
 - b. In a new manufactured home park or subdivision; or
 - c. In an expansion to an existing manufactured home park or subdivision, or
 - d. In an existing manufactured home park or subdivision within which a manufactured home has incurred "substantial damage" as the result of a flood shall be elevated on a permanent foundation such that the lowest


- floor of the manufactured home is at least one foot above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.
2. All manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within a special flood hazard area and not subject to the provisions of Section 18.54.060.B.1 shall be elevated so that either:
 - a. The lowest floor of the manufactured home is at least one foot above the base flood elevation, or
 - b. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.
- C. Nonresidential structures shall meet the following standards:
1. The lowest 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 AO the lowest floor (including basement) shall be as high as the depth number in feet above the highest adjacent grade or two feet if no depth number is specified; or together with attendant utility and sanitary facilities be completely floodproofed 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;
 5. Assure that in regard to manufactured homes, specific anchoring requirements include:
 - a. Over-the-top ties be provided at each of the four corners of the manufactured home with two additional ties per side at the intermediate locations. Manufactured 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. Manufactured 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 manufactured homes to be placed or substantially improved within zones A1-30, AH, and AE shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood elevation and be securely anchored to an adequately anchored foundation system in accordance with the provisions of this Chapter.
- D. For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are subject to flooding subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria: A minimum of two openings have a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

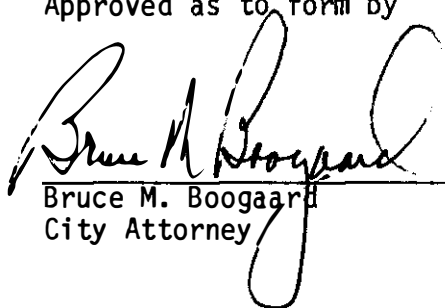
SECTION V: This ordinance shall take effect and be in full force on the thirtieth day from and after its adoption.

Presented by

Approved as to form by



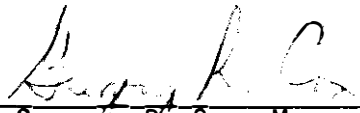
John P. Lippitt
Director of Public Works



Bruce M. Boogaard
City Attorney

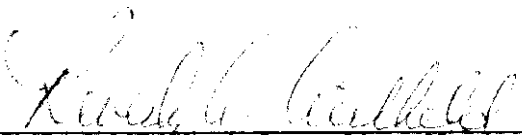
PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 7th day of August, 1990, by the following vote:

AYES: Councilmembers: Moore, Nader, Cox
NOES: Councilmembers: None
ABSENT: Councilmembers: Malcolm, McCandliss
ABSTAIN: Councilmembers: None



Gregory R. Cox, Mayor

ATTEST:

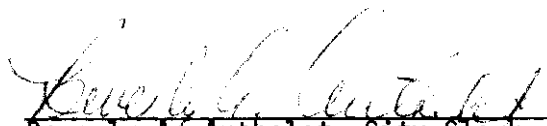


Beverly A. Authelet, City Clerk

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

I, Beverly A. Authelet, City Clerk of the City of Chula Vista, California, do hereby certify that the foregoing Ordinance No. 2386 had its first reading on July 24, 1990, and its second reading and adoption at a regular meeting of said City Council held on the 7th day of August, 1990.

Executed this 7th day of August, 1990.



Beverly A. Authelet, City Clerk