

Quick Start: Private Projects vs. Public Projects in a SFHA



Private projects originate from private citizens or private entities and can be anything below, on or above ground.

For consistency, all Federal, State and other government originated projects will be treated as Private Projects.

Public projects originate from departments within the City of San Diego, and can be anything below, on or above ground.

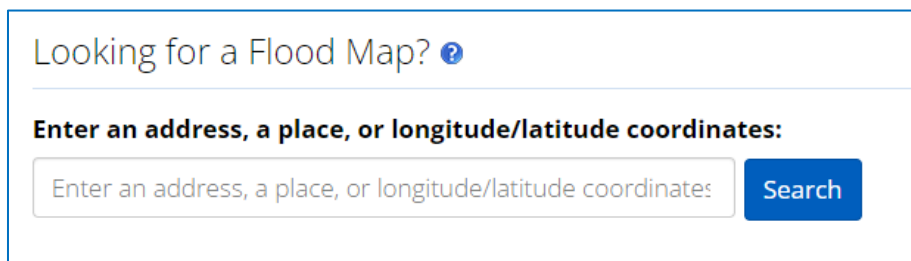



All projects in a SFHA or within the levee right-of-way shall demonstrate that the floodplain requirements are met, and the project shall not move forward until the project impacts are clear, acceptable and within compliance as determined by the Stormwater Department and/or the Development Services Department.

Where to begin?

All projects shall begin by determining if the project is in a Special Flood Hazard Area by visiting FEMA's **Flood Map Services Center** through the link below.

<https://msc.fema.gov/portal/home>



Looking for a Flood Map? 

Enter an address, a place, or longitude/latitude coordinates:

Enter your project address to see the interactive map for your results.

You may also visit the FEMA **Flood Map Service Center Search** tool to view or download any of the effective FIRMs in PDF format.

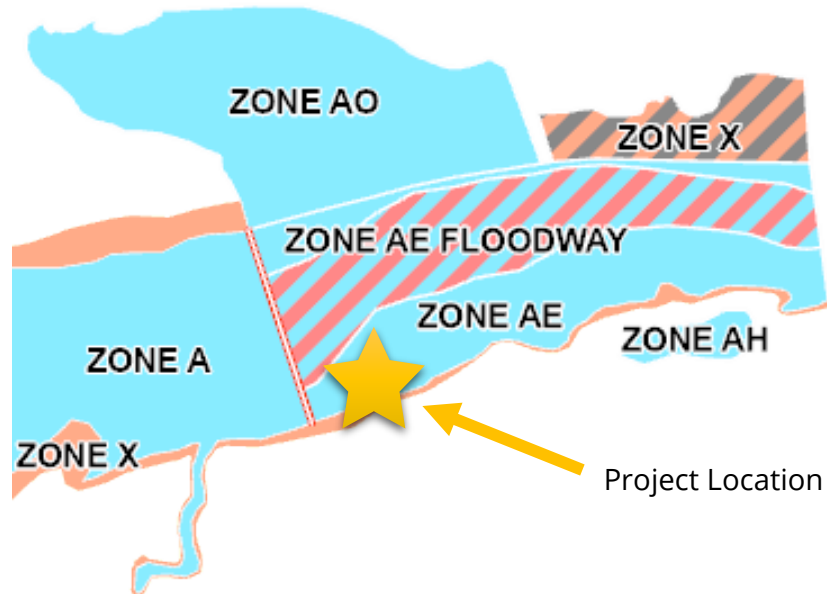
FEMA Flood Map Service Center: Search All Products

Choose one of the three search options below and optionally enter a posting date range.

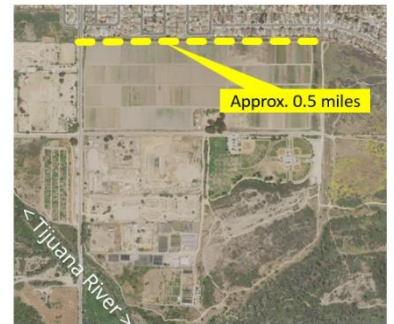
Jurisdiction	Jurisdiction Name	Product ID ?
State CALIFORNIA	Jurisdiction Name or FEMA ID <input type="text"/>	Product ID <input type="text"/>
County SAN DIEGO COUNTY	<small>(Ex. Fairfax County-wide or 51059C)</small>	<small>(Ex. Panel Number, LOM)</small>
Community SAN DIEGO, CITY OF		

Filter By Posting Date Range (Optional)

If the project touches the floodway, any portion of the floodplain (all flood zones other than Zone X) or the levee right-of-way, then you are in a Special Flood Hazard Area (SFHA) and must comply with the minimum floodplain regulations.



Next, to confirm whether the project encroaches on the levee right-of-way, visit <https://www.sandiego.gov/floodplain> and click on Levee Map.



For internal City staff using ArcGIS or ArcMap, load the following:

- "SWD.CITY.STORM_WATER" and search for "SDW.CITY.DRAIN_LEVEE" and "SDW.CITY.DRAIN_LEVEE_POLY".

Project is not in the SFHA?

Floodplain compliance is not required.



Project is in the SFHA?



Know the Requirements

The project shall comply with the San Diego Municipal Code for Special Flood Hazard Areas, found in the following sections:

Chapter 14, Article 2, Division 2 (Drainage Regulations):

<https://docs.sandiego.gov/municode/MuniCodeChapter14/Ch14Art02Division02.pdf>

Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands):

<https://docs.sandiego.gov/municode/MuniCodeChapter14/Ch14Art03Division01.pdf>



Know What to Submit for Floodplain Compliance

The project must submit the following Floodplain Construction Documents, as they apply, so the City can thoroughly evaluate the project’s direct and overall impacts.

Each Regulated Floodplain Construction Document listed below has a dedicated section in this Standard Operating Procedure that shall be followed to meet the minimum requirements.

List of Regulated Floodplain Construction Documents:

FLOODPLAIN CONSTRUCTION DOCUMENTS	WHEN IS THIS NEEDED
CONDITIONAL LETTER OF MAP REVISION	Project is in the floodplain
LETTER OF MAP REVISION	Project changes the flood risk
NO-RISE CERTIFICATE	Project encroaches on the floodway
ELEVATION CERTIFICATE	Insurable structure in the floodplain
LEVEE RIGHT-OF-WAY JUSTIFICATION	Project encroaches on a levee
V-ZONE CERTIFICATE (COASTAL ONLY)	Project is in a coastal V-zone

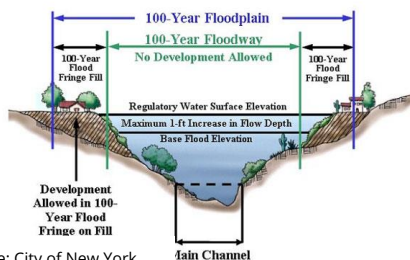


Image Source: City of New York

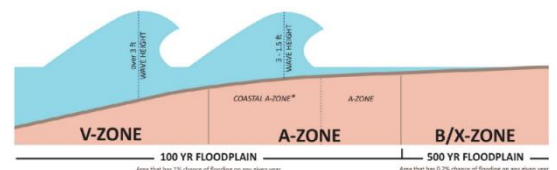


Image Source: City of McMinnville

