

A. Citywide. It is the City's policy:

1. That public and private development be prohibited in areas where flood-related hazards would seriously endanger human life, health or property.

2. That nonessential public utilities, public or quasi-public facilities not be located in special hazard areas. When public utilities, public or quasi-public facilities must be located in hazard areas, assure that they are constructed to minimize or eliminate any flood hazards.

3. That, as the General Plan elements and community plans are restudied and revised, areas needing the protection provided by this Specific Plan will be appropriately designated.

4. That the City consider during the processing of development proposals the potential for flooding and flood-related damage in areas not otherwise identified as flood hazard areas due, but not limited to, the rupture, breakage or structural failure of a dam, reservoir, aqueduct or other large water or sewer conduit, whether by an earthquake or by any other cause.

5. That uses compatible with flooding shall be encouraged in special hazard areas as opposed to other uses.

6. That the City in considering proposals for all new public and private development take into account the potential for adverse effects on development already existing within special hazard areas.

7. That all future public and private developments, including rehabilitation, reconstruction and add-on construction be located and designed with regard to flood-related hazards.

8. That all development presently existing in flood-related hazard areas be encouraged to institute protective and remedial measures for protection from flood hazards.

9. That land subject to repeated and/or severe flood damage where feasible and practicable be acquired by the City and held as open space or be used in a manner compatible with flood-related hazards.

10. That the City prepare flood warning and emergency preparedness plans as a part of the City's Emergency Preparedness Plan,