

San Francisco Public Utilities Commission Rules and Criteria for 100-year Storm Flood Risk Map Parcel Review Process

The 100-year Storm Flood Risk Map (Flood Map) shows areas of San Francisco where significant flooding from storm runoff is highly likely to occur during a 100-year storm. These areas are collectively designated as the 100-year Storm Flood Risk Zone. The purpose of the Map is to inform existing and future property owners about flood risk on their properties.

The (H&H) computer modeling that simulates flooding occurring Citywide under a 100-year storm is highly accurate and based on the best available Citywide datasets. Nonetheless, it is possible that the H&H computer model could have incomplete data with regard to the elevation of a particular parcel or may not reflect structures on a particular parcel, such as a solid fence or retaining wall, that could impact flooding.

Accordingly, a parcel owner may request review of the inclusion of his/her parcel in the 100-Year Flood Risk Zone if the parcel owner can establish that one or both of the following Removal Criteria apply to their parcel:

1. The parcel's ground elevation (not buildings or units) is entirely above the 100-year storm flood elevation; and/or
2. Barriers or structures (e.g. solid walls or solid fences) are located on the parcel which divert stormwater from the entire parcel, such that no part of the parcel is subject to deep and contiguous flooding during a 100-year storm

If the San Francisco Public Utilities Commission (SFPUC) determines that the parcel satisfies one or both of the Removal Criteria above, the parcel shall be removed from the 100-Year Flood Risk Zone on the Flood Map. There shall be no other bases for removing a parcel from the 100-Year Flood Risk Zone.

The process for reviewing and potentially removing a parcel from the 100-year Storm Flood Risk Zone is as follows:

1. A property owner submits a parcel review request to the SFPUC on a form specified by the SFPUC.
2. No later than 60 days after receipt of a complete parcel review request form, SFPUC staff will perform a preliminary desktop review and site visit to the parcel to determine if additional data is needed.

At the sole discretion of the SFPUC, SFPUC may determine that additional site assessment steps are required, including:

- Survey of parcel ground elevations or existing structures
- Incorporation of new or additional site data and re-processing of the H&H computer modeling

If additional review is required, SFPUC will endeavor to complete such review no later than 180 days from completion of the preliminary review described above. The parcel owner shall cooperate and assist SFPUC in such review efforts, including but not limited to, providing SFPUC with access to the parcel to conduct site inspections and/or surveys.

3. Following all necessary site assessment activities, SFPUC will determine whether one or more of the Removal Criteria have been satisfied. SFPUC will maintain all details related to the analysis and outcome of the review process in an official data file to be used as an input to the 100-year Storm Flood Risk Map.
4. SFPUC will send the parcel owner written notice of its parcel determination. SFPUC will maintain copies of all parcel determinations, and will publish and regularly update on its website a list of all parcels determined to be exempt under this review process.
5. The Flood Map will be updated on an annual basis, no later than July 1, to incorporate and reflect all property review determinations that have been made.

Adopted by the Public Utilities Commission on September 25, 2018 by Resolution No. 18-0159