

Source: NAIP 2014; SanGIS 2016 (SanBIOS Species Occurrence); USFWS 2015 (Species Occurrence); San Diego County Bird Atlas 2005.

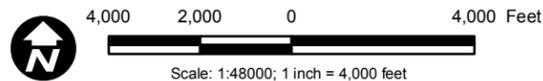


Figure 9
Historical Special-Status Species Records

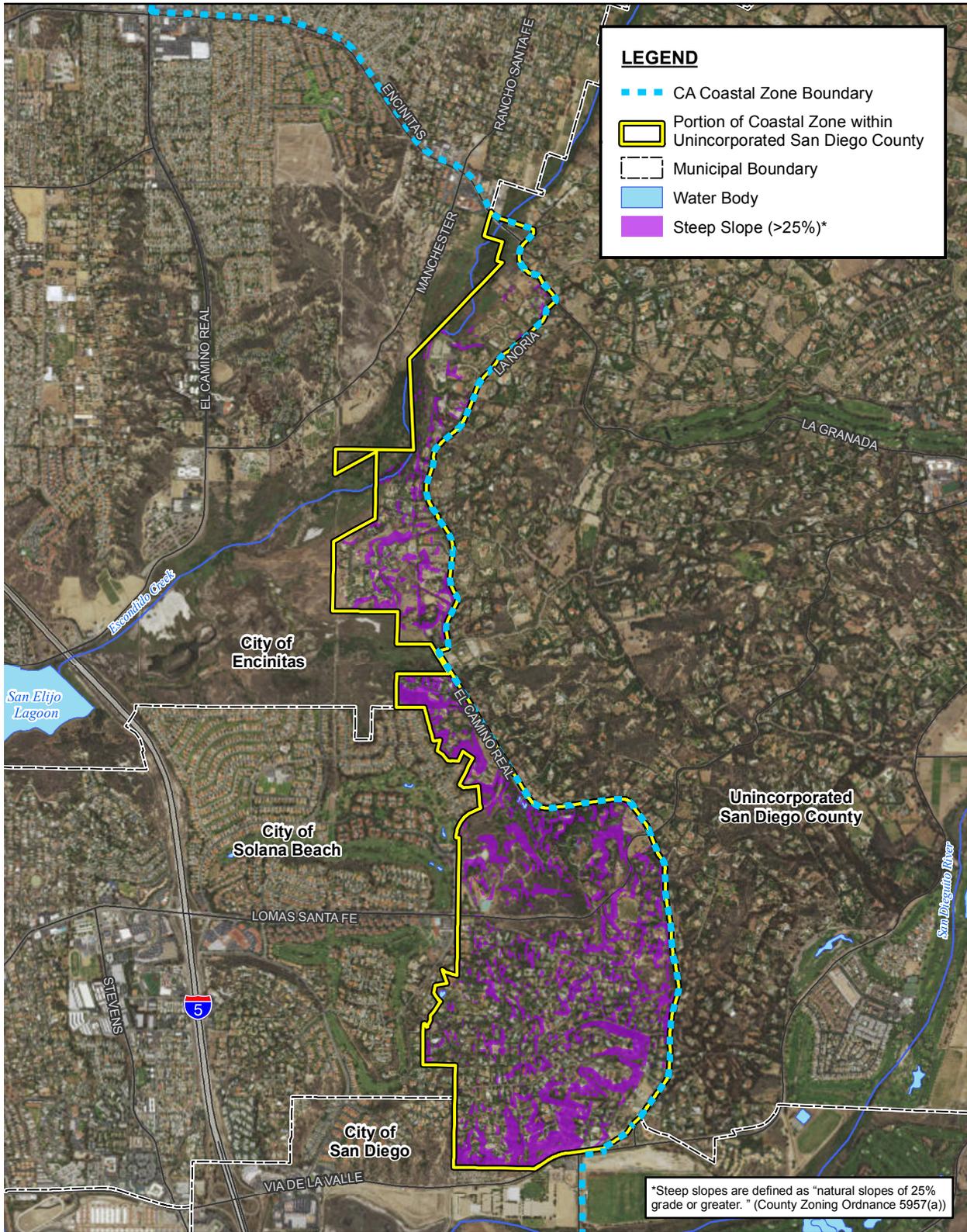


Figure 10
Steep Slopes

of Alkali Seep located near the northern tip of the County's Coastal Zone; 31.5 acres of Southern Arroyo Willow Riparian Forest; three patches of Southern Coastal Salt Marsh, comprising 9.3 acres; and three patches of Southern Riparian Woodland totaling four acres.

Coastal Act Section 30121 Definition of Wetland

"Wetland" means lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.

CCR Section 13577(b) (in part)

Wetland shall be defined as land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salts or other substances in the substrate.

Based on these definitions, to be classified as a wetland under the Coastal Act, areas need to display one of the three wetland parameters typically used to define wetland areas, unlike the U.S. Army Corps of Engineers, which uses a three-parameter definition under its federal authority. The presence of the hydrology parameter raises additional criteria that must be met for a land area to be classified as a wetland, as described above in CCR Section 15677(b).

The Coastal Act definition of wetland (§ 30121) does not distinguish between wetlands according to their quality. Thus, under the Coastal Act, poorly functioning or degraded areas that meet the definition of wetlands are subject to wetland protection policies. To ensure consistency with the Coastal Act, therefore, the condition of the wetland would not affect its regulatory status as a defined wetland under the LCP.

3.1.3 Identification of ESHAs

Per the natural resource definitions described in Section 3.1.1, a preliminary identification of ESHAs within the County's Coastal Zone was based on the presence of one or more of the following parameters:

- Vegetation community mapped within the County's Coastal Zone by the County of San Diego SanGIS database (SanGIS 2006 and 2012) is considered a Rare Natural Terrestrial Community by CDFW (CDFW 2010);
- Vegetation community mapped within the County's Coastal Zone by the County of San Diego SanGIS database (SanGIS 2006 and 2012) qualifies as a wetland under the definition provided in Section 3.1.2;

- Vegetation community mapped within the County's Coastal Zone by the County of San Diego SanGIS database (SanGIS 2006 and 2012) has the potential to support one or more special-status species based on records yielded within the County's Coastal Zone during the historical literature and database review described in Section 3.1.1 (USFWS 2015, SanGIS 2016, Unitt 2005, CDFW 2016a, and County of San Diego 2014).

The preliminary delineation of ESHA boundaries does not include an exhaustive compilation of the habitat areas that meet the ESHA definition. Site-specific biological evaluations and field observations shall be required to identify ESHAs and other special-status resources that may not have been included in the literature and database review. A total of approximately 305 acres of habitat were mapped as ESHA within the County's Coastal Zone per the aforementioned parameters.

This section provides a preliminary assessment of existing ESHAs and wetlands within the County's Coastal Zone. No site visits were conducted as part of this preliminary assessment. This section and Figure 11, Environmentally Sensitive Habitat Areas, do not represent an exhaustive compilation of the areas that meet ESHA or wetland definition; rather, they are an illustrative tool to help identify potential resources, and it is the actual presence of ESHA on the site that should dictate whether ESHA policies apply to a site.

The ESHAs delineated in Figure 11 represent those areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and development.

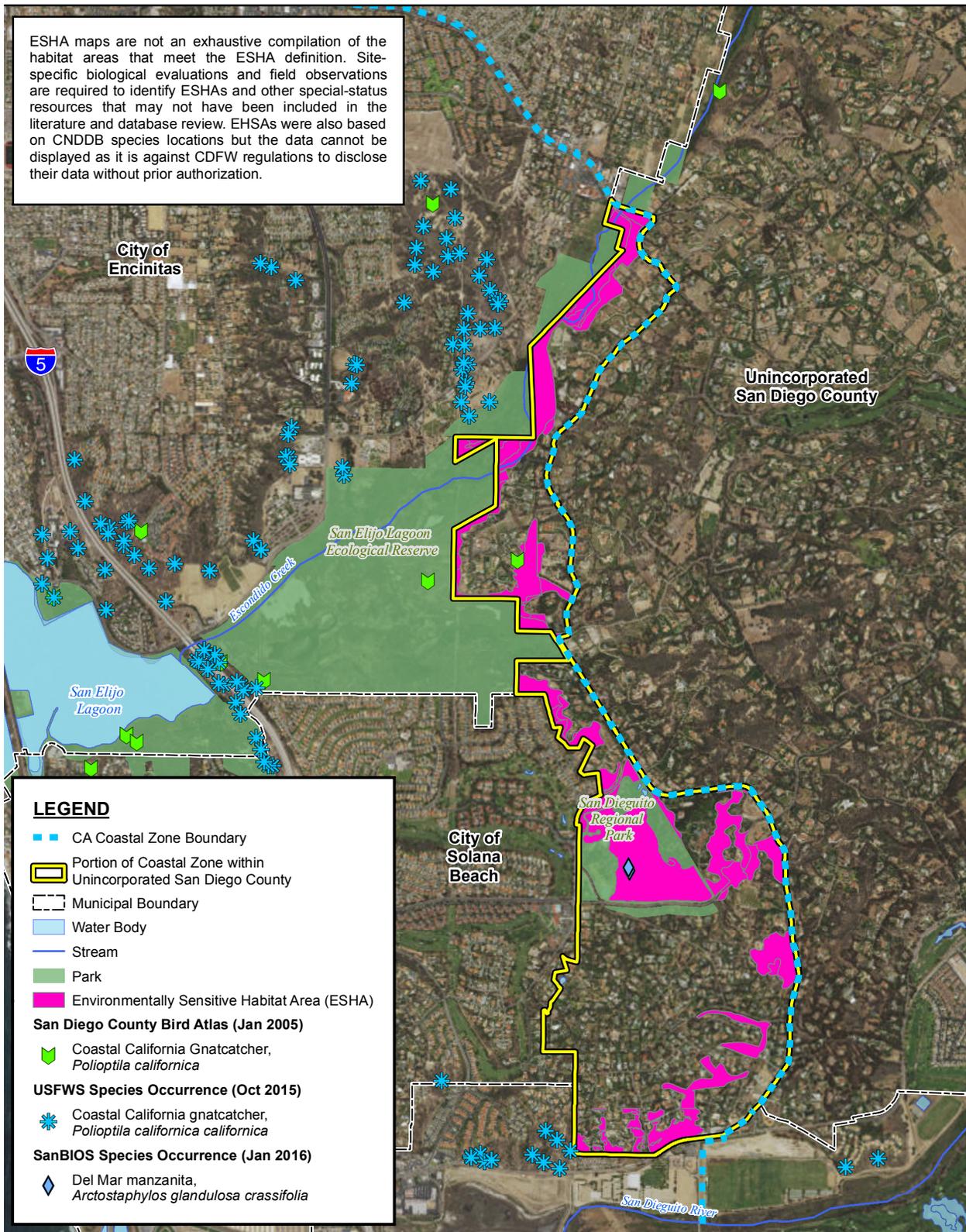
Rare Natural Terrestrial Communities and Wetlands

The following vegetation communities mapped within the County's Coastal Zone by the County of San Diego SanGIS database (SanGIS 2006 and 2016) are either considered a Rare Natural Terrestrial Community by CDFW (CDFW 2010) or qualify as a wetland under the definition provided in Section 3.1.2. Therefore, the following vegetation communities were delineated as ESHAs (Figure 11):

Special-Status Species

Two historical special-status species records are located within the County's Coastal Zone: coastal California gnatcatcher (*Polioptila californica californica*), a special-status bird (Federally Threatened) that nests in Diegan Coastal Sage Scrub (CNDDDB 2016); and Del Mar manzanita (*Arctostaphylos glandulosa* ssp. *crassifolia*), a perennial special-status plant (Federally Endangered/CNPS List 1B.1) that occurs in Southern Maritime Chaparral (CNPS 2016). Coastal California gnatcatcher and Del Mar manzanita are proposed as covered species in the MSCP North County Plan. While these are historical records from databases that may be slightly inaccurate with regard to exact location, the ESHA boundary was delineated around these data points per the requirements of the LCP Update Guide. For the coastal California gnatcatcher location, the ESHA includes all Diegan Coastal Sage Scrub habitat within the County's Coastal Zone; including the Coastal Sage-Chaparral Transition areas (see Figures 8 and 11). For the Del Mar manzanita location, the ESHA includes all Southern Maritime Chaparral habitat within the County's Coastal Zone (see Figures 8 and 11).

ESHA maps are not an exhaustive compilation of the habitat areas that meet the ESHA definition. Site-specific biological evaluations and field observations are required to identify ESHAs and other special-status resources that may not have been included in the literature and database review. ESHAs were also based on CNDDDB species locations but the data cannot be displayed as it is against CDFW regulations to disclose their data without prior authorization.



Source: NAIP 2014; SanGIS 2016 (SanBIOS Species Occurrence); USFWS 2015 (Species Occurrence); San Diego County Bird Atlas 2005.



Figure 11
Environmentally Sensitive
Habitat Areas (ESHA)

Table 2. Rare Natural Terrestrial Communities and Wetlands in the County's Coastal Zone

SanGIS Database (Oberbauer <i>et al.</i> 2008)	CDFW Natural Communities List (Sawyer <i>et al.</i> 2009)
Wetlands	
Alkali Marsh	Warm Semi-Desert/Mediterranean Alkali-Saline Wetland
Alkali Seep	<i>Juncus acutus</i> Provisional Alliance
Coastal Valley Freshwater Marsh	<i>Schoenoplectus americanus</i> Alliance
Non-Native Riparian	Naturalized Warm-Temperate Riparian and Wetland Semi-Natural Stands
Southern Arroyo-Willow Riparian Forest	<i>Salix lasiolepis</i> Alliance
Southern Coastal Salt Marsh	<i>Frankenia salina</i> Alliance
Southern Riparian Scrub	Southwestern North American Riparian, Flooded and Swamp Forest
Southern Riparian Woodland	<i>Salix gooddingii</i> Alliance
Southern Willow Scrub	Southwestern North American Riparian, Flooded and Swamp Forest
Rare Terrestrial Natural Communities	
Coastal Sage-Chaparral Transition	N/A
Coast Live Oak Woodland	<i>Quercus agrifolia</i> Alliance
Diegan Coastal Sage Scrub	<i>Artemisia californica</i> - <i>Eriogonum fasciculatum</i> Alliance
Disturbed Diegan Coastal Sage Scrub	N/A
Maritime Succulent Scrub	<i>Opuntia littoralis</i> Alliance
Non-Native Grassland	Mediterranean California Naturalized Annual and Perennial Grassland Semi-Natural Stands
Southern Maritime Chaparral	<i>Adenostoma fasciculatum</i> Alliance
Southern Mixed Chaparral	<i>Quercus berberidifolia</i> Alliance

In addition, although no records of historical occurrence were identified, the potential for Encinitas baccharis (*Baccharis vanessae*), coastal cactus wren (*Campylorhynchus brunneicapillus*), least Bell's vireo (*Vireo bellii pusillus*), and Belding's savannah sparrow (*Passerculus sandwichensis beldingi*) to occur within the County's Coastal Zone should be considered on a case-by-case basis due to the proximity of known occurrences and suitable habitat adjacent to the County's Coastal Zone. Because these four species and their habitats are in close proximity to the region covered by this LCP, they were included among those to be evaluated in making ESHA determinations. Suitable habitat for Encinitas baccharis includes several chaparral habitat types below 3,000 feet; therefore, the designated ESHA includes all Southern Maritime Chaparral and Southern Mixed Chaparral within the County's Coastal Zone. These habitats also support the federally listed California gnatcatcher. The closest known occurrence of Encinitas baccharis is located approximately 1.75 miles north of the County's Coastal Zone (pers.com. Jonathan Dunn 2016). Suitable habitat for coastal cactus wren includes Maritime Succulent Scrub and Diegan Coastal Sage Scrub with abundant prickly pear (*Opuntia littoralis* and *O. oricola*) and coastal cholla (*O. prolifera*) for nesting; therefore, the designated ESHA includes all Maritime Succulent Scrub and Diegan Coastal Sage Scrub within the County's Coastal Zone. The closest known occurrence of coastal cactus wren is located 0.5 mile west of the County's Coastal Zone (CDFW 2016a). Suitable habitat for least Bell's vireo includes riparian woodland and riparian scrub communities; therefore, the designated ESHA includes all Southern Riparian Scrub, Southern Willow Scrub, Southern Arroyo Willow Riparian Forest, and Southern Riparian Woodland within the County's Coastal Zone. The closest known

occurrence of least Bell's vireo is located approximately 1,000 feet south of the County's Coastal Zone within the San Dieguito River (USFWS 2015) (Figure 9). Suitable habitat for Belding's savannah sparrow includes grasslands with few trees, including meadows, grassy roadsides, and sedge wetlands. Near oceans, they also inhabit tidal saltmarshes and estuaries. Therefore the ESHA designated in this document includes all non-native Grassland, Coastal and Valley Freshwater Marsh, and Southern Coastal Salt Marsh within the County's Coastal Zone. The closest known occurrence of Belding's savannah sparrow is just outside of the western boundary of the County's Coastal Zone within the San Elijo Lagoon Ecological Reserve (Unitt 2004) (Figure 9).

It is noted that other vegetation communities within the County's Coastal Zone have the potential to support special-status species and therefore possibly qualify as an ESHA. Based on a desktop analysis of the resources listed in Section 3.1.1, 71 special-status wildlife species and 107 special-status plants have been historically recorded within the Encinitas, Del Mar and Rancho Santa Fe quadrangles, therefore may have some level of potential to occur within the County's Coastal Zone based on the presence of suitable habitat. Each species, along with their listing status and habitat requirements, are included in Appendix B. Focused surveys and detailed vegetation mapping are required on a project-by-project basis to determine the presence, absence or potential for a species, as well as their habitat to occur within the County's Coastal Zone.

3.1.4 Coastal Act Provisions

A chief objective of the Coastal Act is the preservation, protection, and enhancement of coastal resources, including land and marine habitats, and water quality. The rarest and most ecologically important habitats are to be protected from impacts related to development.

Section 30240 requires the protection of ESHA against any significant disruption of habitat values. No development, with the exception of uses dependent on the resources, is allowed within any ESHA. This policy further requires that development adjacent to ESHA be sited and designed to prevent impacts that would significantly degrade ESHA and to be compatible with the continuance of the habitat areas. Finally, development adjacent to parks and recreation areas must be sited and designed to prevent impacts.

In addition to the protection of ESHA, streams and associated riparian habitat also are protected in order to maintain the biological productivity and quality of coastal waters. Section 30231 requires that natural vegetation buffer areas that protect riparian habitats be maintained and that the alteration of natural streams be minimized. Section 30236 limits channelizations, dams, or other substantial alterations of rivers and streams to only three purposes: necessary water supply; protection of existing structures where there is no feasible alternative; or improvement of fish and wildlife habitat. Such projects also must incorporate the best mitigation measures feasible.

Marine resources are protected to sustain the biological productivity of coastal waters and to maintain healthy populations of all species of marine organisms. Section 30230 requires that marine resources be maintained, enhanced and, where feasible, restored. Uses of the marine environment must provide for

the biological productivity of coastal waters and maintain healthy populations of marine organisms. Section 30233 provides that the diking, filling, or dredging of open coastal waters, wetlands, or estuaries may only be permitted for a small number of allowable uses, where there is no less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects.

3.2 Coastal Act Policies

This section incorporates the principal Coastal Act policies relevant to environmentally sensitive habitats.

Section 30107.5

"Environmentally sensitive area" means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

Section 30121

"Wetland" means lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens

Section 30231

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30233

- (a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:
- (1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.
 - (2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.

- (3) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.
 - (4) Incidental public service purposes, including, but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.
 - (5) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.
 - (6) Restoration purposes.
 - (7) Nature study, aquaculture, or similar resource-dependent activities.
- (b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for these purposes to appropriate beaches or into suitable longshore current systems.
- (c) In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the CDFW, including, but not limited to, the 19 coastal wetlands identified in its report entitled, "Acquisition Priorities for the Coastal Wetlands of California," shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of south San Diego Bay, if otherwise in accordance with this division.

Section 30240

- (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.
- (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

3.3 Land Use Plan Policies

This section provides land use policies related to the preservation of environmentally sensitive habitats.

Policy 3.1

ESHAs are areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. ESHAs are shown on the LUP ESHA Maps. The ESHAs in the County's Coastal Zone are shown in Figure 11. Regardless of whether streams and watercourses are designated as ESHA, the policies and standards in the LCP applicable to ESHA shall apply.

Policy 3.2

The diking, filling, or dredging of wetlands and watercourses may be permitted in accordance with all policies of the LCP, where there is no feasible less environmentally damaging alternative and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

- (a) Restoration purposes.
- (b) Nature study or similar resource dependent activities.
- (c) Incidental public service purposes.

Policy 3.3

If a Multi-Species Conservation Plan (MSCP) or other similar habitat plan is prepared in the future that includes lands within the County's Coastal Zone, it shall be submitted to the Coastal Commission for certification as an amendment to the LCP.

Policy 3.4

The LUP ESHA Maps shall be reviewed every ten years and updated to reflect current information, including information on rare, threatened, or endangered species. Areas subject to habitat restoration projects shall also be considered for designation as ESHA. Revisions to the map depicting ESHA shall be treated as LCP amendments and shall be subject to the approval of the CCC.

Policy 3.5

If a site-specific biological study contains substantial evidence that an area previously mapped as ESHA does not contain habitat that meets the definition of ESHA, the County Planning & Development Services Director shall review all available site-specific information to determine if the area in question should no longer be considered ESHA and not subject to the ESHA protection policies of the LUP. If the area is determined to be adjacent to ESHA, LUP ESHA buffer policies shall apply. The County Planning & Development Services Director shall provide recommendations to the County Board of Supervisors as to the ESHA status of the area in question. If the Board of Supervisors finds that an area previously mapped as ESHA does not meet the definition of ESHA, a modification shall be made to the LUP ESHA Maps, as part of an LCP map update and LCP Amendment. If an area is not ESHA or ESHA buffer, LCP policies and standards for protection of ESHA and ESHA buffer shall not apply and development may be allowed (consistent with other LCP requirements) after the ESHA map and LCP has been amended.

Policy 3.6

Wetlands shall be defined and delineated consistent with the definitions of the Coastal Act and the Coastal Commission Regulations, as applicable, and shall include, but not be limited to, lands within the coastal zone which may be covered periodically or permanently with shallow water and include freshwater, brackish and saltwater marshes, swamps, bogs, and fens shall be designated as wetland.

Any unmapped areas that meet these criteria are wetlands and shall be accorded all of the protections provided for wetlands in the LCP.

Wetland shall be further defined as land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to, vegetated wetlands.

Policy 3.7

Applications for new development within, or adjacent to wetlands shall include evidence of the preliminary approval of the California Department of Fish and Wildlife, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, and other resource management agencies, as applicable.

Policy 3.8

The biological productivity and the quality of wetlands shall be protected and, where feasible, restored.

Policy 3.9

Any area not designated on the LUP ESHA Maps that meets the ESHA criteria is ESHA and shall be accorded all the protection provided for ESHA in the LCP. The following areas shall be considered ESHA, unless there is compelling site-specific evidence to the contrary:

- (a) Any habitat area that is rare or especially valuable from a local, regional, or statewide basis
- (b) Areas that contribute to the viability of plant or animal species designated as rare, threatened, or endangered under State or Federal law.
- (c) Areas that contribute to the viability of species designated as Fully Protected or Species of Special Concern under State law or regulations.
- (d) Areas that contribute to the viability of plant species for which there is compelling evidence of rarity, for example, those designated by the California Native Plant Society as 1B (Rare or endangered in California and elsewhere), or as 2B (rare, threatened or endangered in California but more common elsewhere).

Policy 3.10

ESHA shall be protected against significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.

Policy 3.11

Public access-ways and trails are considered resource dependent uses. New access-ways and trails located within or adjacent to ESHA shall be sited to minimize impacts to ESHA to the maximum extent feasible and in general should be located around the periphery of sensitive habitat areas. Measures, including but not limited to signage, placement of boardwalks, and limited fencing shall be implemented as necessary to protect ESHA.

Policy 3.12

If the application of the policies and standards contained in this LCP regarding use of property designated as ESHA or ESHA buffer, including the restriction of ESHA to only resource-dependent use, would likely constitute a taking of private property without just compensation, then a use that is not consistent with the ESHA provisions of the LCP shall be allowed on the property, provided such use is consistent with all other applicable policies of the LCP, the approved project is the alternative that would result in the fewest or least significant impacts, and it is the minimum amount of development necessary to avoid a taking of private property without just compensation. In such a case, the development shall demonstrate the extent of ESHA on the property and include mitigation, for unavoidable impacts to ESHA or ESHA buffers from the removal, conversion, or modification of natural habitat for new development, including required fuel modification and brush clearance. Mitigation shall not substitute for implementation of a feasible project alternative that would avoid adverse impacts to ESHA.

Policy 3.13

New development shall be sited and designed to avoid impacts to ESHA. For development permitted pursuant to Policy 3.14, if there is no feasible alternative that can eliminate all impacts, then the alternative that would result in the fewest or least significant impacts shall be selected. Impacts to ESHA that cannot be avoided through the implementation of siting and design alternatives shall be fully mitigated, with priority given to on-site mitigation. Off-site mitigation measures shall only be approved when it is not feasible to fully mitigate impacts on-site or where off-site mitigation is more protective. Mitigation shall not substitute for implementation of the project alternative that would avoid impacts to ESHA. Mitigation for impacts to ESHA shall be provided at a 3:1 ratio.

Policy 3.14

Mitigation measures for impacts to ESHA that cannot be avoided through the implementation of siting and design alternatives, including habitat restoration and/or enhancement shall be monitored for a period of no less than five, and no more than ten years following completion. Specific mitigation objectives and performance standards shall be designed to measure the success of the restoration and/or enhancement, and compared against an appropriate reference site, where feasible. Adaptive management techniques shall be implemented if necessary. Monitoring reports shall be provided to the County annually and at the conclusion of the monitoring period that document the success or failure of

the mitigation. If performance standards are not met by the end of five years, the applicant may request that the monitoring period be extended until the standards are met. However, if at any time after five years the applicant concludes that performance standards cannot be met, or if ten years have elapsed and performance standards have still not been met, the applicant shall submit an amendment proposing alternative mitigation measures.

Policy 3.15

ESHA shall be protected and, where feasible, enhanced. Where pedestrian access through ESHA is permitted, well-defined footpaths or other means of directing use and minimizing adverse impacts shall be used. Nesting and roosting areas for sensitive birds such as coastal California gnatcatcher, least Bell's vireo, and Belding's savannah sparrow, shall be protected by means, which may include, but are not limited to, fencing, signing, or seasonal access restrictions.

Policy 3.16

Mosquito abatement within or adjacent to ESHA shall be limited to the implementation of the minimum measures necessary to protect human health, and shall minimize adverse impacts to ESHA.

Policy 3.17

Wildfire burn areas shall be allowed to revegetate naturally, except where re-seeding is necessary to minimize risks to public health or safety. Where necessary, reseeding shall utilize a mix of native plant seeds appropriate for the site and collected in a similar habitat within the same geographic region, where feasible. Wildfire burn areas that were previously subject to fuel modification or brush clearance for existing structures, pursuant to the requirements of the Fire Authority Having Jurisdiction, may be revegetated to pre-fire conditions using appropriate native propagules.

Policy 3.18

Interpretive signage may be placed in ESHA to provide information to the public about the value and need to protect sensitive natural resources.

Policy 3.19

Where the required initial site inventory indicates the presence or potential for wetland species or indicators, the County shall require the submittal of a detailed biological study of the site, with the addition of a delineation of all wetland areas on the project site. Wetland delineations shall be based on the definitions contained in Section 13577(b) of Title 14 of the California Code of Regulations.

Policy 3.20

Where site-specific analysis indicates that a parcel contains natural slopes exceeding 25 percent grade, site development plan submittal requirements shall be submitted in compliance with the County's Resource Protection Ordinance which regulates development on steep slopes.

Policy 3.21

Limit development in steep hillside areas to minimize potential impacts on native plant and animal species and protect native habitat.

Policy 3.22

Limit redevelopment and development in environmentally sensitive areas, such as upland slopes and watershed areas draining to watercourses and water bodies downstream to activities supporting the preservation of these watercourses and water bodies.

Policy 3.23

Development adjacent to ESHAs shall minimize impacts to habitat values or sensitive species to the maximum extent feasible. Native vegetation buffer areas shall be provided around ESHAs to serve as transitional habitat (not fire protection zones) and provide distance and physical barriers to human intrusion. Buffers shall be of a sufficient size to ensure the biological integrity and preservation of the ESHA they are designed to protect. All buffers around (non-wetland) ESHA shall be a minimum of 100 feet in width, or a lesser width may be approved by Planning & Development Services and the Fire Marshal. However, in no case can the buffer size be reduced to less than 50 feet.

Policy 3.24

New development adjacent to parklands or conservation areas, where the purpose of the park is to protect the natural environment and ESHA, shall be sited and designed to minimize impacts to habitat and recreational opportunities, to the maximum extent feasible. Natural vegetation buffer areas shall be provided around parklands. Buffers shall be of a sufficient size to prevent impacts to parkland resources, but in no case shall they be less than 50 feet in width.

Policy 3.25

New development, including, but not limited to, vegetation removal, vegetation thinning, or planting of non-native or invasive vegetation shall not be permitted in ESHA, ESHAQ buffer areas, or park buffer areas. Habitat restoration and invasive plant eradication may be permitted within required buffer areas if designed to protect and enhance habitat values.

Policy 3.26

Required buffer areas shall extend from the outer edge of the tree or shrub canopy of ESHA.

Policy 3.27

Modifications to required development standards that are not related to ESHA protection (street setbacks, height limits, etc.) shall be permitted where necessary to avoid or minimize impacts to ESHA.

Policy 3.28

Protection of ESHA and public access shall take priority over other development standards and where there is any conflict between general development standards and ESHA and/or public access protection, the standards that are most protective of ESHA and public access shall have precedence, except where health and safety codes prevail.

Policy 3.29

Permitted development located within or adjacent to ESHA and/or parklands that can adversely impact those areas shall include open space or conservation restrictions or easements over ESHA, ESHA buffer, or parkland buffer in order to protect resources.

Policy 3.30

Channelization or other substantial alterations of streams shall be prohibited except for: (1) necessary water supply projects where no feasible alternative exists; (2) flood protection for existing development where there is no other feasible alternative, or (3) the improvement of fish and wildlife habitat. Any channelization or stream alteration permitted for one of these three purposes shall minimize impacts to coastal resources, including the depletion of groundwater, and shall include maximum feasible mitigation measures to mitigate unavoidable impacts. Bioengineering alternatives shall be preferred for flood protection over "hard" solutions such as concrete or riprap channels. Limit channelization of Escondido Creek, unless necessary to protect existing development or for flood control. Ongoing maintenance and clearing as necessary to protect existing structures in the flood plain, and incorporating any necessary mitigation measures maintaining Escondido Creek in a manner that protects flood capacity while enhancing open space and habitat value over the long term.

Policy 3.31

Restrict and regulate development or land alteration draining into a coastal lagoon or wetland area to protect important water quality and biological resources.

Policy 3.32

Identification of wetland acreage through a wetland delineation report that identifies onsite wetlands consistent with the Coastal Act's wetland definition shall precede any consideration of use or development on sites where wetlands are present or suspected. With the exception of development for the primary purpose of the improvement of wetland resource value, all public and private use and development proposals which would intrude into, reduce the area of, or reduce the resource value of wetlands shall be subject to alternatives and mitigation analyses, and shall be limited to those uses listed in Policy 3.35. Practicable project and site development alternatives which involve no wetland intrusion or impact shall be preferred over alternatives which involve intrusion or impact. Wetland mitigation, replacement or compensation shall not be used to offset impacts or intrusion avoidable through other practicable project or site development alternatives.

Policy 3.33

Where wetland fill or development impacts are permitted in wetlands in accordance with the Coastal Act and any applicable LCP policies, mitigation measures shall include, at a minimum, creation or substantial restoration of wetlands of the same type lost. Adverse impacts will be mitigated at a ratio of 4:1 for all types of wetland, and 3:1 for non-wetland riparian areas. Replacement of wetlands on-site or adjacent to the project site, within the same watershed, shall be given preference over replacement off-site or within a different watershed. Areas subjected to temporary wetland impacts shall be restored to the pre-project condition at a 1:1 ratio. Temporary impacts are disturbances that last less than 12 months and do not result in the physical disruption of the ground surface, death of significant vegetation within the development footprint, or negative alterations to wetland hydrology.

Policy 3.34

Provide a buffer of at least 100 feet in width from the upland edge of wetlands and at least 50-feet in width from the upland edge of riparian habitat. Where oak woodland occurs adjacent to the wetland, the wetland buffer shall include the entirety of the oak habitat (not to exceed 200 feet in width). Buffers should take into account and adapt for rises in sea level. Under this policy, the CDFW, USFWS, and USACE must be consulted in such buffer determinations and in some cases, the required buffer could be greater than 100 feet. Uses and development within buffer areas shall be limited to minor passive recreational uses, with fencing, desiltation or erosion control facilities, or other improvements deemed necessary to protect the habitat, to be located in the upper (upland) half of the buffer area; however, water quality features required to support new development shall not be constructed in wetland buffers. All wetlands and buffers identified and resulting from development and use approval shall be permanently conserved or protected through the application of an open space easement or other suitable device. All development activities, such as grading, buildings and other improvements in, adjacent to, or draining directly to a wetland must be located and built so they do not contribute to increased sediment loading of the wetland, disturbance of its habitat values, or impairment of its functional capacity.

Policy 3.35

In some cases, smaller buffers may be appropriate, when conditions of the site as demonstrated in a site specific biological survey, the nature of the proposed development, etc. show that a smaller buffer would provide adequate protection. In such cases, the CDFW must be consulted and agree that a reduced buffer is appropriate and the County, or Coastal Commission on appeal, must find that the development could not be feasibly constructed without a reduced buffer. However, in no case shall the buffer be less than 50 feet, excluding fuel modification zones.

Policy 3.36

New development shall be sited and designed to minimize impacts to coastal resources by:

- Minimizing grading and landform alteration.
- Minimizing the removal of natural vegetation, both that required for the building pad or driveway, as well as, the required fuel modification around structures.
- Locate accessory structures within the approved development area and cluster structures to minimize the need for fuel modification.
- Minimizing the length of the access road or driveway, except where a longer roadway can be demonstrated to avoid or be more protective of resources. Access roads and driveway lengths must comply with fire code requirements.
- Grading for access roads and driveways should be minimized; the standard for new on-site access roads shall be a maximum of 300 feet or one-third the parcel depth, whichever is less. Longer roads may be allowed on approval of the Planning Commission or Coastal Commission on appeal, if the determination can be made that adverse environmental impacts will not be incurred. Such approval shall constitute a conditional use to be processed consistent with the LIP provisions.
- Limiting earthmoving operations during the rainy season to prevent soil erosion, stream siltation, reduced water percolation, and increased runoff.
- Prevent net increases in baseline flows for any receiving waterbody.
- Minimizing impacts to water quality.

Policy 3.37

Cut and fill slopes and other areas disturbed by construction activities (including areas disturbed by fuel modification or brush clearance) shall be landscaped or revegetated at the completion of grading. Landscape plans shall provide that:

- Plantings shall be native, non-invasive drought-tolerant and fire resistant plant species, and consistent with existing natural vegetation and natural habitats on the site, except as noted below.
- Invasive plant species that tend to supplant native species and natural habitats shall be prohibited.
- Non-invasive ornamental plants and lawn may be permitted in combination with native, drought-tolerant and fire resistant species within the irrigated zone(s) required for fuel modification nearest approved residential structures.
- Landscaping or revegetation shall provide 90 percent coverage within five years, or that percentage of ground cover demonstrated locally appropriate for a healthy stand of the particular native vegetation type chosen for restoration. Landscaping or revegetation that is located within any required fuel modification thinning zone shall provide 60 percent coverage within five years.
- Any landscaping or revegetation shall be monitored for a period of at least five, and no more years than ten years following the completion of planting. Performance criteria shall be designed to measure the success of the plantings. Adaptive management techniques shall be

implemented if necessary. If performance standards are not met by the end of five years, the applicant may request that the monitoring period be extended up to an additional five years until the standards are met. However, if at any time after five years the applicant concludes that performance standards cannot be met, or if ten years have elapsed and performance standards have still not been met, the applicant shall submit an amendment proposing alternative mitigation measures.

Policy 3.38

New development shall be sited and designed to preserve oak, sycamore, alder, willow, toyon, or other native trees that are not otherwise protected as ESHA. Removal of native trees shall be prohibited except where no other feasible alternative exists. Structures, including roads or driveways, shall be sited to prevent any encroachment into the root zone and to provide an adequate buffer outside of the root zone of native trees, which can extend well beyond the tree canopy, of individual native trees in order to allow for future growth.

Policy 3.39

New development on sites containing native trees shall include a tree protection plan.

Policy 3.40

Where the removal of native trees cannot be avoided through the implementation of project alternatives or where development encroachments into the protected zone of native trees result in the loss or worsened health of the trees, mitigation measures shall include, at a minimum, the planting of replacement trees on-site with trees of comparable size, if suitable area exists on the project site, at a ratio of 1:1 for every tree removed. Where onsite mitigation is not feasible, off-site mitigation shall be provided through planting replacement trees. The number of replacement trees allowed to be planted within a fire hazard severity zone shall be approved by the Fire Marshal. Proper spacing of tree trunks and canopies will be maintained in accordance with the Fire Code for trees in this zone. Any new or replacement tree planted in this zone shall be fire resistive and on the Planning and Fire Department approved planting list.

Policy 3.41

Impacts to ESHA will be prohibited except where no other feasible alternative exists. Where ESHA impacts are permitted in accordance with the Coastal Act and any applicable LCP policies, adverse impacts will be mitigated at the following ratios:

- 1:1 for native tree replacement (e.g. oaks, walnut, sycamore), for a tree of comparable size.
- 4:1 for wetlands
- 3:1 for riparian habitats
- 3:1 for other habitats that support state or federal rare, threatened, or endangered species, species of special concern or CNPS 1b or 2 listed plants

- 2:1 for coastal sage scrub not occupied by listed species.

Areas subjected to temporary upland habitat impacts shall be restored to the pre-project condition at a 1:1 ratio. Temporary impacts are disturbances that last less than 12 months, and do not result in the physical disruption of the ground surface, death of significant vegetation within the development footprint, or negative alterations to wetland hydrology.

Policy 3.42

New development shall include an inventory conducted by a qualified biologist of the plant and animal species present on the project site. If the initial inventory indicates the presence or potential for sensitive species or habitat on the project site, a detailed biological study shall be required. Sensitive species are those listed in any of three categories: federally listed, state listed, and California Native Plant Society (CNPS) categories 1B and 2.

Policy 3.43

For development in locations known, or determined by environmental review, to potentially have breeding or nesting sensitive or migratory bird species, or other sensitive amphibian, reptilian or mammalian species, two weeks prior to any scheduled development, a qualified biological monitor shall conduct a preconstruction survey of the site and within 600 feet of the project site. Sensitive bird species are those species designated “threatened” or “endangered” by state or federal agencies, California Species of Special Concern, California Fully Protected Species, raptors, and large wading birds. In addition, surveys must be conducted every two weeks for sensitive nesting birds during the breeding season. If nesting sensitive birds are detected at any time during the breeding season, the California Department of Fish and Wildlife shall be notified and an appropriate disturbance set-back will be determined and imposed until the young-of-the-year are no longer reliant upon the nest. The set-back or buffer shall be no less than 100 feet.

Policy 3.44

The County should coordinate with the CDFW and USFWS, NMFS, and other resource management agencies, as applicable, in the review of development applications in order to ensure that impacts to ESHA and marine resources, including rare, threatened, or endangered species, are avoided and minimized.

Policy 3.45

The County shall encourage the removal of invasive species to restore natural drainage systems, habitats, and natural hydrologic regimes of watercourses.

Policy 3.46

All new development must submit plans for landscaping that complies with the County's Landscaping and Water Efficient Design Ordinance in order to comply with water conservation and drought tolerant species goals.

DRAFT

This page intentionally left blank.

DRAFT

4 Water Resources

4.1 Introduction

The County economy and quality of life is dependent on a safe and reliable water supply and sustainment of the County's natural environment. The northern portion of the County's Coastal Zone is part of the Carlsbad Watershed, and the southern portion is part of the San Dieguito River Watershed (Figure 12, Watersheds). Though the County's Coastal Zone does not contain any marine resources, Escondido Creek and La Orilla Creek traverse the County's Coastal Zone and feed into San Elijo Lagoon, while the San Dieguito River runs just south of the County's Coastal Zone. San Elijo Lagoon is a critical regional resource that provides freshwater and estuarine habitats for numerous plant and animal species. Urbanization in and around the Carlsbad and San Dieguito River watersheds present challenges to the water and habitat qualities of San Elijo Lagoon due to sediment loading from upstream sources and urban runoff. Total phosphorus, nitrogen, and fecal coliform are the main pollutants of concern for the San Dieguito River Watershed, and the same is true for the Carlsbad Watershed with the addition of total suspended solids. Management of upstream development and activities that contribute to urban runoff are of key concern for the ongoing restoration projects in San Elijo Lagoon, which are aimed at improving water and habitat qualities.

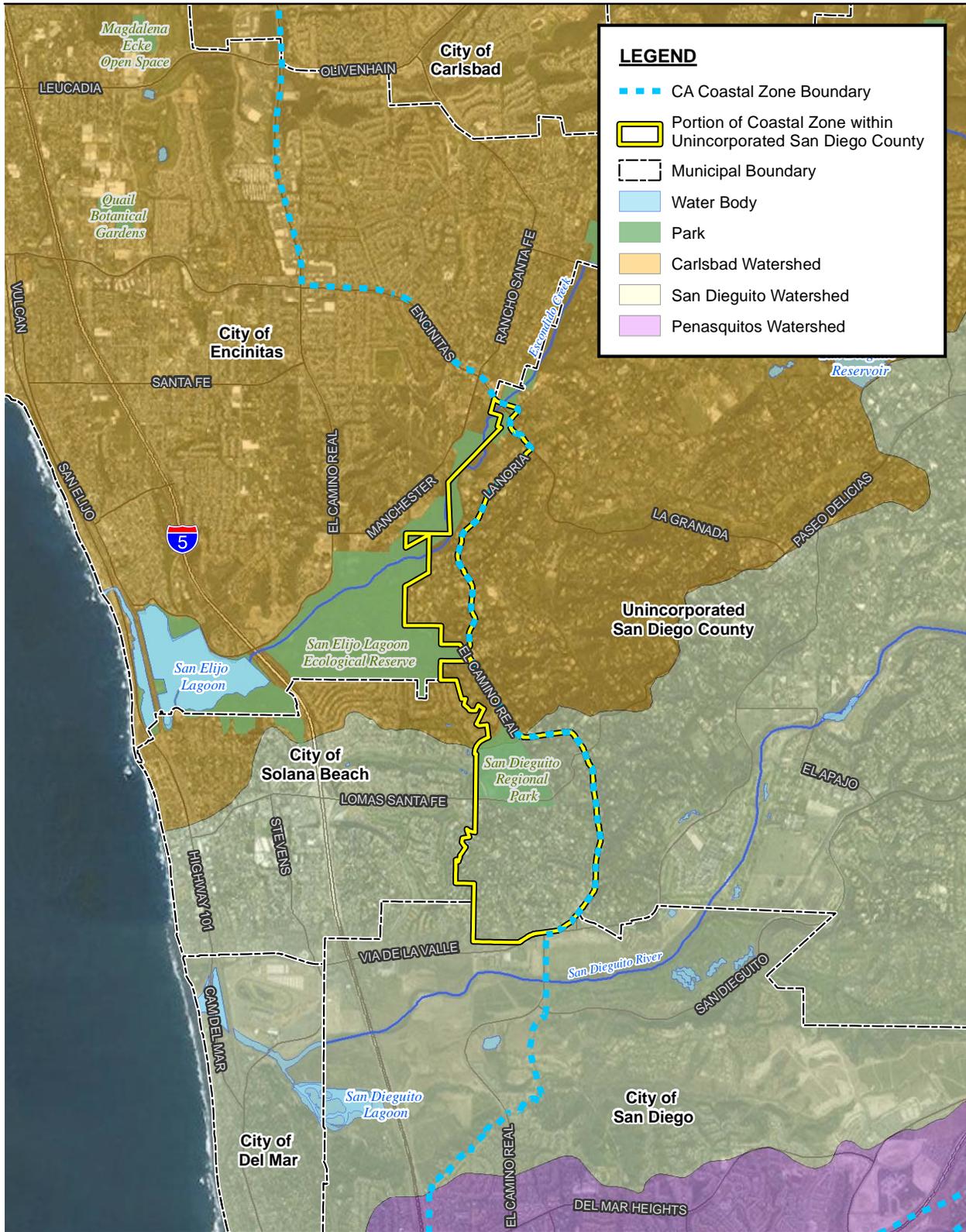
4.1.1 Coastal Wetlands

San Elijo Lagoon Ecological Reserve contains a large wetland habitat area and is adjacent to the northern portion of the County's Coastal Zone. San Elijo Lagoon is approximately 1,000 acres and includes the 590-acre San Elijo Ecological Reserve managed by the CDFW and the County Department of Parks and Recreation (DPR). San Elijo Lagoon has been recognized as a national and state resource due to the presence of valuable habitat that is of biological significance for resident and migratory waterbirds along the Pacific Flyway. Currently, most of the lagoon habitat in the eastern basin consists of brackish/freshwater marsh, non-tidal flats, and open water.

San Dieguito Lagoon is southwest of the County's Coastal Zone, and though the wetland may be affected by drainage from the upland habitat within the County's Coastal Zone, there are no direct riverine or creek connections between the County's Coastal Zone and San Dieguito Lagoon. Wetland policies for the County Coastal Zone are identified in Section 3.3, above.

4.1.2 Water Supply

The County's Coastal Zone is primarily within the Santa Fe Irrigation District. A few areas in the northern portion of the County's Coastal Zone, adjacent to San Elijo Lagoon, fall within the Olivenhain Municipal Water District. Water supply provided by the Santa Fe Irrigation District consists of local water from Lake Hodges and imported water purchased from the San Diego County Water Authority (SDCWA). Water supply provided by the Olivenhain Municipal Water District is fully sourced from the SDCWA. The SDCWA in turn purchases its water from the Metropolitan Water District of Southern California (MWD), which imports water from the Colorado River and the Sacramento-San Joaquin Bay-Delta.



Source: SanGIS 2016; NAIP 2014.

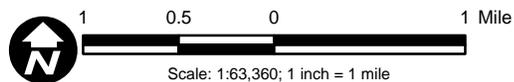


Figure 12
Watersheds

4.1.3 Non-point Source Pollution

The water quality of San Elijo Lagoon, and ultimately ocean water, are impacted by urban runoff from human activities within the County's Coastal Zone and surrounding communities. Water quality protection has long been a priority at all levels of government. California's Non-point Source Pollution Control Program (CA NPS Program) addresses federal requirements under both the Clean Water Act and the Coastal Zone Management Act (Section 6217 of the Coastal Zone Act Reauthorization Amendments of 1990), by implementing California's Coastal Nonpoint Pollution Control Program on a statewide basis.

The lead State agencies responsible for implementing the CA NPS Program are the SWRCB and the San Diego Regional Water Quality Control Board (RWQCB) (designated as the lead water quality agency) and the California Coastal Commission (designated as the lead coastal zone management agency). The San Diego RWQCB adopted an amended Municipal Stormwater Permit (National Pollution Discharge Elimination System (NPDES) Permit Order No. R9-2013-0001 as amended by Order No. R9-2015-0001 and R9-2015-0100, also called the San Diego RWQCB MS4 permit) cover the co-permittees of San Diego, Orange, and Riverside Counties. Section 67.801 et seq. of the County's Watershed Protection Ordinance (WPO) provides the County with the legal authority to implement the SDRWQCB MS4 permit.

4.2 Coastal Act Policies

This section incorporates the principal Coastal Act policies relevant to water resources.

Section 30230

Marine resources shall be maintained, enhanced, and, where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30233

(a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible

less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

- (1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.
 - (2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.
 - (3) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.
 - (4) Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.
 - (5) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.
 - (6) Restoration purposes.
 - (7) Nature study, aquaculture, or similar resource dependent activities. (c) In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Game, including, but not limited to, the 19 coastal wetlands identified in its report entitled, "Acquisition Priorities for the Coastal Wetlands of California", shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of south San Diego Bay, if otherwise in accordance with this division.
- (b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for these purposes to appropriate beaches or into suitable longshore current systems.
- (c) In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Game, including, but not limited to, the 19 coastal wetlands identified in its report entitled, "Acquisition Priorities for the Coastal Wetlands of California", shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of south San Diego Bay, if otherwise in accordance with this division.

Section 30236

Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.

4.3 Land Use Policies

This section provides land use policies intended to protect water resources.

Policy 4.1

Development projects shall be required to avoid impacts to the water quality in local reservoirs, groundwater resources, recharge areas, watersheds, and other local water sources.

Policy 4.2

New or expanded uses in floodways shall be limited to agricultural, recreational, and other such low-intensity uses and those that do not result in any increase in flood levels or substantially interfere with flood flows during the occurrence of the base flood discharge, do not include habitable structures, and do not substantially harm, and fully offset any such harm, to the environmental values of the floodway area. This policy does not apply to minor renovation projects, improvements required to remedy an existing flooding problem, or public infrastructure when no feasible alternative exists.

Policy 4.3

The use of natural channels for County flood control facilities shall be required except where necessary to protect existing structures from a current flooding problem and where natural channel use is deemed infeasible. The alternative must achieve the same level of biological and other environmental protection, such as water quality, hydrology, and public safety.

Policy 4.4

The County shall ensure development within the County's Coastal Zone complies with the County's Watershed Protection Ordinance (WPO) and Best Management Practices (BMP) Design Manual.

Policy 4.5

Development within the County's Coastal Zone shall consider and implement the following criteria, as applicable, in respect to watershed impacts:

- (a) Mitigate any unavoidable losses of wetlands, including its habitat functions and values;
- (b) Protect wetlands, including vernal pools, from a variety of discharges and activities, such as dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing, and the introduction of invasive species;

- (c) Reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources;
- (d) Implement efficient irrigation systems and the use of native plant species and non-invasive drought/tolerant/low water use plants in landscaping;
- (e) Maximize natural drainage patterns and retention/use of natural vegetation and pervious surfaces to maximize metered stormwater absorption, filtration, and/or infiltration. This provision shall not apply where documentation has been provided that demonstrates that infiltration practices will cause septic system failures, compromise structure foundations or result in moisture damage, and/or other problems;
- (f) Development with high potential to contaminate groundwater shall implement best management practices and measures to protect water supply sources;
- (g) The use of recycled water and gray water systems shall be promoted, where feasible. The use of recycled water shall be restricted in instances when it increases salt loading in reservoirs;
- (h) Development shall be required to provide necessary on- and off-site improvement to stormwater runoff and drainage facilities.

Policy 4.6

Source Control BMPs must be implemented for all development projects, where applicable and feasible, as defined in County Watershed Protection Ordinance Section 67.811(a)(4). The Source Control BMPs may include:

- (a) Prevention of illicit discharges into the stormwater conveyance system;
- (b) Stenciling and marking of all storm drains in accordance with the BMP Design Manual;
- (c) Protection of all outdoor material storage areas from rainfall, run-on, runoff; and wind dispersal;
- (d) Protection of materials stored in outdoor work areas from rainfall, run-on, runoff, and wind dispersal;
- (e) Protection of trash storage areas from rainfall, run-on, runoff, and wind dispersal;
- (f) Implementation of additional BMPs as the County determines necessary to minimize pollutant generation.

Policy 4.7

Minimize water quality impacts during construction by minimizing erosion and sedimentation, minimizing the discharge of other pollutants resulting from construction activities, and minimizing land disturbance and soil compaction. New development shall include construction phase erosion control and polluted runoff control plans. These plans shall specify BMPs that will be implemented to minimize erosion and sedimentation provide adequate sanitary and waste disposal facilities and prevent contamination of runoff by sediment, construction chemicals and materials.

Policy 4.8

At a minimum, the County shall apply regulations approved by the RWQCB intended to preserve the natural drainage and the hydrologic cycle. The County shall impose conditions on development that will minimize land disturbance, encourage infiltration and minimize the introduction of pollutants into coastal waters.

Policy 4.9

Development involving onsite wastewater discharges shall be consistent with the LCP as well as the rules and regulations of the San Diego RWQCB, including Waste Discharge Requirements, revised waivers and other regulations that apply.

Policy 4.10

All new development and redevelopment, public and private, shall meet or exceed the storm water standards of the County of San Diego through the WPO, RWQCB, and the State of California, with regard to storm water runoff and other polluted runoff.

Policy 4.11

New development and redevelopment shall not result in the degradation of the water quality of groundwater basins or coastal surface waters including the ocean, coastal streams, or wetlands. Urban runoff pollutants shall not be discharged or deposited such that they adversely impact groundwater, the ocean, coastal streams, or wetlands, and are at a minimum, consistent with the requirements of the current RWQCB Municipal Stormwater Permit.

Policy 4.12

At a minimum, all new development and redevelopment will implement the site characterization and proposed BMP effectiveness assessment per the County of San Diego BMP Design Manual.

Policy 4.13

At a minimum, all new development and redevelopment will implement Source Control BMPs per the County of San Diego BMP Design Manual.

Policy 4.14

The County shall pursue opportunities to actively participate in watershed level planning and management efforts directed towards reducing storm water and urban runoff impacts to water quality and related resources, including restoration efforts and regional mitigation, monitoring and public education programs. Such efforts will involve coordination with other local governments, applicable resource agencies and stakeholders in the surrounding areas. The County shall participate in the respective watershed groups as defined by the RWQCB to assist neighboring jurisdictions in developing and implementing the Watershed Urban Runoff Management Program (WURMP). The WURMP shall be amended from time to time as required by the RWQCB.

Policy 4.15

The County will support and participate in watershed based planning efforts with the adjacent cities of Encinitas, Solana Beach, and San Diego, and the RWQCB. Watershed planning efforts shall be facilitated by helping to:

- Pursue funding to support the development of watershed plans;
- Identify priority watersheds where there are known water quality problems or where development pressures are greatest;
- Assess land uses in the priority areas that degrade coastal water quality;
- Ensure full public participation in the plan's development.

Policy 4.16

In planning, siting, designing, constructing, and maintaining grounds, landscapes, and structures owned and managed by the County, site objectives should include management and maintenance practices that protect and enhance natural ecosystems. All landscaping must be in compliance with the County's Landscape Ordinance and Water Efficient Design Manual. County grounds designers, planners, managers, crews, and their contractors should give priority to:

- (a) Practicing the principles of Integrated Pest Management including the reduced use of pesticides and rodenticides;
- (b) Selecting and using fertilizers that minimize negative impacts on soil organisms and aquatic environments;
- (c) Designing new and renovating existing landscaped areas to suit the site conditions, protect water quality, and support sustainable maintenance.
- (d) Using drought-tolerant native and non-invasive plant species.
- (e) Incorporating low impact development design techniques.

Policy 4.17

When development that requires a grading permit or local Storm Water Pollution Prevention Plan (SWPPP) shall include landscaping and re-vegetation of graded or disturbed areas. Any landscaping that is required to control erosion shall use native or drought-tolerant noninvasive plants to minimize the need for fertilizer, pesticides, herbicides, and excessive irrigation. Where irrigation is necessary, efficient irrigation practices shall be required, such as drip irrigation. Landscaping maintenance and irrigation shall be designed and built to avoid or minimize dry weather runoff and shall utilize micro-spray and drip irrigation technology.

Policy 4.18

New development shall include post-development phase drainage and polluted runoff control plans. These plans shall specify site design, source control and treatment control BMPs that will be implemented to minimize post-construction polluted runoff, and shall include the monitoring and maintenance plans for these BMPs.

Policy 4.19

Development must be designed to avoid or minimize to the maximum extent feasible, the introduction of pollutants of concern into coastal waters. To meet the requirement to minimize “pollutants of concern,” new development shall incorporate a BMP or a combination of BMPs best suited to reduce pollutant loading to the maximum extent feasible.

Policy 4.20

Ensure that sewer trunk extensions, treatment plants, ocean outfalls, and development which may be served by these facilities, will not result in any adverse impact upon the environment.

Policy 4.21

Encourage optimum water and sewage reclamation, water conservation, recharging of underground waters, and the use of natural channels for transporting water.

Policy 4.22

Comply with setbacks and buffers from all watercourses to protect property, improve water quality, and enhance the aesthetic beauty of the riparian environment.

Policy 4.23

Natural conditions of drainage should be preserved and any changes to the natural contours shall be minimized and shall not cause damage to nearby properties.

Policy 4.24

All grading plans shall include preparation for an installation of landscaping and shall comply with the County’s Landscape and Water Efficient Design Ordinance which requires drought tolerant landscaping.

Policy 4.25

Grading permits shall be issued at the same time as building permits to minimize erosion.

Policy 4.26

Requirements for all development projects:

- 1) Follow as applicable the approach and criteria described in the State Water Resources Control Board General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities at a minimum.

- 2) Except as noted in Section 67.81 I(b), submit a Standard Stormwater Quality Management Plan (SWQMP), with an application for a County permit or other County approval, identifying the measures that will be used for stormwater and non-stormwater management for the project consistent, at a minimum, with the County Best Management Practices (BMP) Design Manual.
- 3) General Requirements. BMPs shall be designed, constructed and maintained as follows:
 - (A) Onsite BMPs must be located so as to remove pollutants from runoff prior to its discharge to any receiving waters, and as close to the source as possible;
 - (B) Structural BMPs may not be constructed in receiving waters; and
 - (C) Onsite BMPs must be designed and implemented with measures to avoid the creation of nuisance or pollution associated with vectors (e.g., mosquitos, rodents, or flies).

DRAFT

5 Agriculture

5.1 Introduction

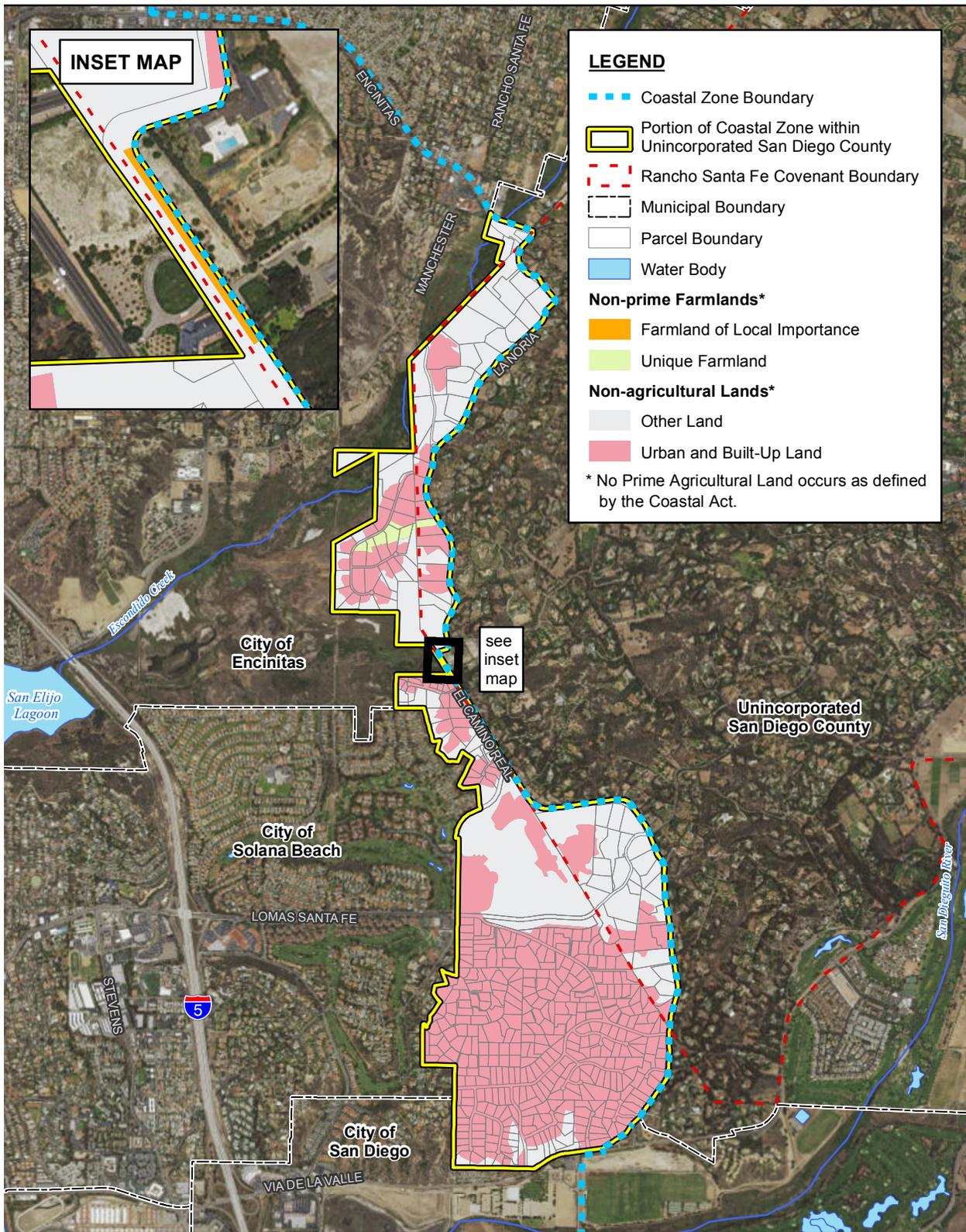
The County's Coastal Zone is largely built out, and current agricultural uses are accessory to residential uses, e.g., orchards used for ornamental landscaping. Commercial agricultural activities as defined in County of San Diego Zoning Ordinance 1100 are not occurring within the County's Coastal Zone. Existing agricultural land uses within the County's Coastal Zone are not categorized as Prime Agricultural Land, as defined by Section 30113 of the Coastal Act (see Section 5.2, below). Therefore, policies related to Prime Agricultural Land are not incorporated in the LUP. However, the Coastal Act mandates that all other lands suitable for agricultural use shall not be converted to nonagricultural uses unless continued or renewed agricultural use is not feasible, or such conversion would preserve Prime Agricultural Land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.

5.1.1 California Department of Conservation

According to the California Department of Conservation's Farmland Mapping and Monitoring Program, there is no Prime Farmland in the County's Coastal Zone, as mapped in 2012. Similarly, Farmland of Statewide Importance, defined by the California Department of Conservation as "similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture," is not located within the County's Coastal Zone. Non-prime farmland categories that do occur within the County's Coastal Zone include Unique Farmland and Farmland of Local Importance, as defined by the California Department of Conservation and shown in Figure 13, Agricultural Land. Unique Farmland is defined by the California Department of Conservation as "farmland of lesser quality soils used for the production of a state's leading agricultural crops." A small patch of Unique Farmland is located within the gated Stonebridge neighborhood in the northern portion of the County's Coastal Zone. This designation appears to consist of an orchard that may be used for ornamental landscaping. A narrow strip of Farmland of Local Importance is found in the middle of the County's Coastal Zone, just east of El Camino Real and appears to be an isolated narrow strip of land along the eastern edge of a gated residential property. This designation is not currently used for agricultural purposes.

5.1.2 County of San Diego Use Regulations

The County of San Diego Zoning Ordinance specifies uses permitted, lot size, density, height, building types, animal regulations, and other requirements. Use Regulations and associated acreage within the County's Coastal Zone that accommodate agricultural uses are identified in Table 3 below. The use types listed below make up the majority of the County's Coastal Zone acreage.



Source: SanGIS 2016; NAIP 2014; CA Department of Conservation CIFF 2012.

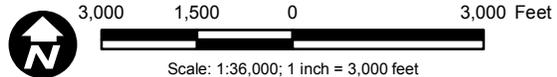


Figure 13
Agricultural Land

Table 3. Summary of Use Regulations Addressing Agriculture in the County's Coastal Zone

Use Regulation	Description	Estimated Acreage
A70 – Limited Agricultural	Primarily for agricultural crop production, with a limited number of small farm animals. Agricultural products raised on the premises may be processed. This designation is intended to protect moderate to high quality agricultural land. Permitted uses include family residential, civic uses (essential services and fire protection services), and agricultural uses (horticulture, tree crops, row and field crops, packing and processing: limited). Other uses may be permitted subject to minor or major use permit.	52
RS – Single Family Residential	Family residential use is the principal and dominant use with other civic uses (essential services and fire protection), as well as agricultural uses (horticulture cultivation, tree crops, row and field crops) also permitted. Other uses may be permitted subject to minor or major use permit.	489
RR - Rural Residential	Residential areas where agricultural use compatible with a dominant, permanent residential use is desired. Applied to areas where urban levels of service are not available and where large lots are desired. In addition to family residential, other civic uses (essential services and fire protection), as well as agricultural uses (horticulture cultivation, tree crops, row and field crops) are permitted. Other uses may be permitted subject to minor or major use permit.	340
RV – Variable Family Residential	Family residential use is the principal and dominant use with other civic uses (essential services and fire protection), as well as agricultural uses (horticulture cultivation, tree crops, row and field crops) also permitted. Other uses may be permitted subject to minor or major use permit.	10
S80 – Open Space	Land generally unsuitable for intensive development that is applied to hazard or resource areas, public lands, recreation areas, or lands subject to open space easement or similar restrictions. Allowable uses include those that have a minimal impact on the natural environment, or those compatible with hazards, resources, or other restrictions. All development requires site plan review. In addition to family residential, other civic uses (essential services and fire protection), as well as agricultural uses (horticulture cultivation, tree crops, row and field crops) are permitted. Other uses may be permitted subject to minor or major use permit.	161
Total Estimated Acreage		1,052

Note: Acreage determined from GIS mapping estimates and is for planning purposes only.

Although most County Use Regulations allows for agricultural uses within the County's Coastal Zone, there are no existing ongoing, large-scale agricultural operations, so policies addressing these types of uses are not discussed in Section 5.3 of this LUP. No policies regarding coastal-specific development and activities, which are not related to the unique uses and location of the County's Coastal Zone, are included in this LUP. Policies presented in Section 5.3 are intended to allow for the continued existence of secondary agriculture, such as orchards, within the areas of the Coastal Zone designated as A70 – Limited Agriculture, RS – Single Family Residential, RR - Rural Residential, RV – Variable Family Residential, and S80 – Open Space.

5.2 Coastal Act Policies

This section incorporates the principal Coastal Act policies relevant to agriculture.

Section 30113

“Prime agricultural land” means those lands defined in paragraph (1), (2), (3), or (4) of subdivision (c) of Section 51201 of the Government Code (known as the California Land Conservation Act of 1965 or as the *Williamson Act*):

- (1) *All land that qualifies for rating as Class I or Class II in the Natural Resource Conservation Service land use capability classifications.*
- (2) *Land which qualifies for rating 80 through 100 in the Storie Index Rating.*
- (3) *Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture.*
- (4) *Land planted with fruit- or nut-bearing trees, vines, bushes, or crops which have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars (\$200) per acre for three of the previous five years.*
- (5) *Land which has returned from the production of unprocessed agricultural plant products an annual gross value of not less than two hundred dollars (\$200) per acre for three of the previous five years.*

Section 30241

The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas’ agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following:

- (a) By establishing stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban land uses.
- (b) By limiting conversions of agricultural lands around the periphery of urban areas to the lands where the viability of existing agricultural use is already severely limited by conflicts with urban uses and where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development.
- (c) By permitting the conversion of agricultural land surrounded by urban uses where the conversion of the land would be consistent with Section 30250.
- (d) By developing available lands not suited for agriculture prior to the conversion of agricultural lands.

- (e) By assuring that public service and facility expansions and non-agricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.
- (f) By assuring that all divisions of prime agricultural lands, except those conversions approved pursuant to subdivision (b), and all development adjacent to prime agricultural lands shall not diminish the productivity of such prime agricultural lands.

Section 30241.5

- (a) If the viability of existing agricultural uses is an issue pursuant to subdivision (b) of Section 30241 as to any local coastal program or amendment to any certified local coastal program submitted for review and approval under this division, the determination of "viability" shall include, but not be limited to, consideration of an economic feasibility evaluation containing at least both of the following elements:

- (1) An analysis of the gross revenue from the agricultural products grown in the area for the five years immediately preceding the date of the filing of a proposed local coastal program or an amendment to any local coastal program.
- (2) An analysis of the operational expenses, excluding the cost of land, associated with the production of the agricultural products grown in the area for the five years immediately preceding the date of the filing of a proposed local coastal program or an amendment to any local coastal program.

For purposes of this subdivision, "area" means a geographic area of sufficient size to provide an accurate evaluation of the economic feasibility of agricultural uses for those lands included in the local coastal program or in the proposed amendment to a certified local coastal program.

- (b) The economic feasibility evaluation required by subdivision (a) shall be submitted to the commission, by the local government, as part of its submittal of a local coastal program or an amendment to any local coastal program. If the local government determines that it does not have the staff with the necessary expertise to conduct the economic feasibility evaluation, the evaluation may be conducted under agreement with the local government by a consultant selected jointly by local government and the executive director of the commission.

Section 30242

All other lands suitable for agricultural use shall not be converted to non-agricultural uses unless: (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.

5.3 Land Use Plan Policies

This section provides land use policies intended to preserve agricultural resources.

Policy 5.1

"Non-prime agricultural land" means other coastal agricultural lands that are now in use for crops or grazing, or that are otherwise suitable for agriculture.

Policy 5.2

Commercial Agriculture means a routine and ongoing enterprise associated with a farm, grove, dairy, or other agricultural business, and shall include:

- (a) The cultivation and tillage of soil; crop rotation; fallowing for agricultural purposes; the production, cultivation, growing, replanting and harvesting of any agricultural commodity including viticulture, vermiculture, apiculture, or horticulture;
- (b) The raising of livestock, bees, fur bearing animals, fish or poultry, and dairying for sale;
- (c) Any practices performed by a farmer on a farm as incident to or in conjunction with those farming or grove operations, including the preparation for market, delivery to storage or to market, or delivery to carriers for transportation to market; and
- (d) Ordinary pasture maintenance and renovation and dry land farming operations consistent with rangeland management and soil disturbance activities.

Commercial Agriculture does not include crops or agriculture for personal consumption.

Policy 5.3

Existing agricultural uses within the County's Coastal Zone shall be encouraged when permitting development under the A70 – Limited Agriculture, RS – Single Family Residential, RR – Rural Residential, and RV – Variable Family Residential Use Regulation designation. To allow for the continued existence of agriculture, such as orchards and small farm activity, within the areas of the Coastal Zone designated as A70 – Limited Agriculture, R, the following shall be required:

- (a) The concentration of residential and accessory uses on a given lot will be encouraged to maintain the maximum amount of land available for agricultural use; and
- (b) The visual, natural resource and wildlife habitat values of subject properties and surrounding areas will be maintained. Proposed development would be required to be clustered to avoid or minimize impacts to environmental and other coastal resources, such as natural topography, native vegetation and public views.

Policy 5.4

Reclaimed water shall be utilized for irrigation, where feasible.

Policy 5.5

The County shall support the acquisition or voluntary dedication of agriculture conservation easements and programs that preserve agricultural lands, in accordance with the County Purchase of Agricultural Conservation Easement (PACE) program.

Policy 5.6

The County shall encourage the involvement and input of the agricultural community in matters relating to trails on or adjacent to agricultural lands.

DRAFT

6 Scenic and Visual Resources

6.1 Introduction

The protection of scenic resources within California's coastal zones is a central component of LCPs. Section 30251 of the Coastal Act requires consideration to, and the protection of, scenic and visual qualities of coastal resources for the public. Section 30253 (e) of the Coastal Act also requires the protection of special communities that, because of their unique characteristics, are popular visitor destination points for recreational uses. The County's Coastal Zone does not contain special communities per this definition, though the unique rural residential neighborhood character and large areas of open space within the County's Coastal Zone greatly enhances the scenic qualities of the region.

The rolling, tree-lined hills within the County's Coastal Zone provide a complementary scenic contrast to the sandy beaches and coastal bluffs along the coastline from Manchester Avenue, I-5, and Pacific Coast Highway. The topography of San Elijo Lagoon provides unique opportunities for future restoration and climate adaptation, as it feeds inland into parts of the County's Coastal Zone, providing a natural overlap between open spaces for preservation and rural residential neighborhoods. With the exception of a few vacant lots, the County's Coastal Zone is fully built out with rural residential properties nestled within the hills having scenic views of mature vegetation. The scenic resources of the County's Coastal Zone provide value and contribute to the coastal viewshed due to the ample spacing between properties and preservation of mature and dense vegetation. Viewsheds within the County Coastal Zone are shown in Figure 14, Viewsheds.

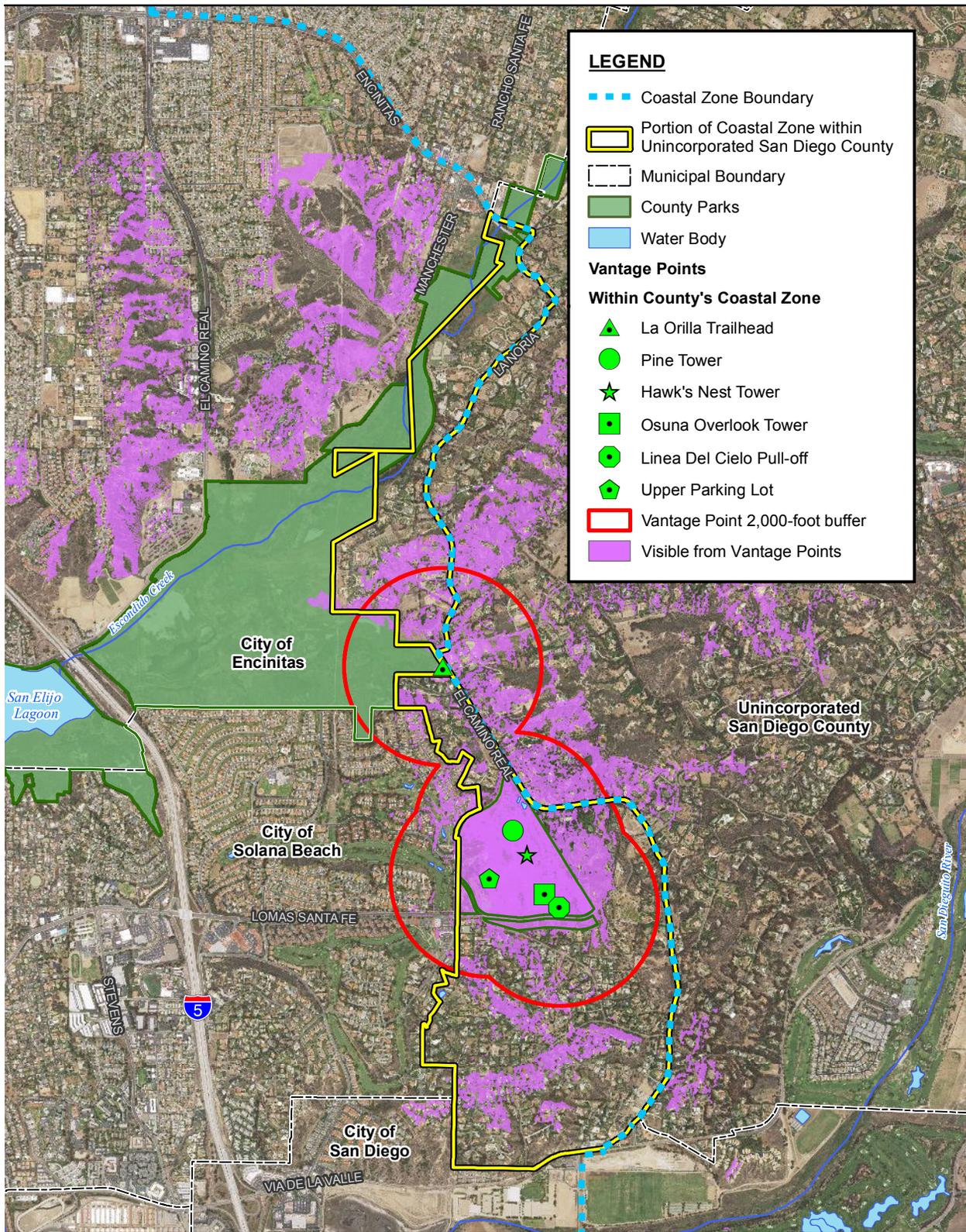
Public viewing areas outside of the County's Coastal Zone include Manchester Avenue, I-5, Pacific Coast Highway, Lomas Santa Fe Drive, and Via De La Valle; open space areas within the County's Coastal Zone are generally at least partially visible from these public viewing areas. Public viewing areas within the County's Coastal Zone are in the Park, La Orilla Trailhead (which connects to the trail networks within San Elijo Lagoon Ecological Reserve), and the scenic drives along La Bajada to La Noria and El Camino Real, La Noria and El Camino Real, Highland Drive, Lomas Santa Fe Drive and Linea Del Cielo, and Sun Valley Road. Trail connections and viewpoints within the northern portion of the County's Coastal Zone, adjacent to San Elijo Lagoon, are privately accessible.

6.2 Coastal Act Policies

This section incorporates the principal Coastal Act policies relevant to scenic and visual resources.

Section 30251

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually



Source: SanGIS 2016; NAIP 2014.

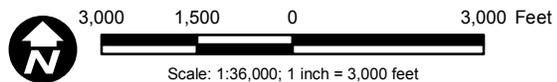


Figure 14
Viewsheds

degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the California Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

6.3 Land Use Plan Policies

This section provides land use policies intended to protect and preserve scenic and visual resources.

6.3.1 Preservation of Views and Vistas

Policy 6.1

Preserve the scenic and visual qualities of the County's Coastal Zone, including designated open space areas for conservation and recreation adjacent to the San Elijo Lagoon, San Dieguito Park, mature vegetation, and the rural residential neighborhoods of Stone Bridge, Sun Valley and Vicinity, and surrounding communities. Street trees and vegetation shall be chosen so as not to block views upon maturity.

Policy 6.2

A Coastal Permit may only be approved for new development on legally created lots. All applications for new development on a vacant parcel shall provide evidence of the date and method by which the subject parcel was created. If no such evidence can be found, a Coastal Permit shall be sought to establish the legality of the parcel.

Policy 6.3

Land divisions, including lot line adjustments, shall be designed to minimize impacts to visual resources by:

- clustering the building sites to minimize site disturbance and maximize open space;
- prohibiting building sites on ridgelines;
- minimizing the length of access roads and driveways;
- reducing the maximum allowable density in steeply sloping and visually sensitive areas;
- minimizing grading and alteration of natural landforms;
- landscaping or revegetating all cut and fill slopes, and other disturbed areas at the completion of grading; and
- incorporating interim seeding of graded building pad areas, if any, with native plants unless construction of approved structures commences within 30 days of the completion of grading.

Policy 6.4

Subsequent development on a parcel created through a land division shall conform to all provisions of the approved Coastal Permit that authorized the land division or any amendments thereto.

Policy 6.5

The following existing viewing points will be maintained, and where necessary, upgraded:

- Upper parking lot at San Dieguito Park;
- Pull-off on Linea del Cielo within San Dieguito Park;
- La Orilla Trailhead, and portions of the trail adjacent to the County's Coastal Zone;
- Pine Tower;
- Hawk's Nest Tower; and
- Osuna Overlook Tower

Policy 6.6

Public views to the County's Coastal Zone and open spaces adjacent to San Elijo Lagoon from major public viewpoints, as identified in Figure 6 of the LUP shall be protected. Development that may affect existing or potential public views shall be designed and sited in a manner that restores, preserves, or enhances designated view opportunities and visual qualities of the site.

Locations along public roads, railways, trails, parklands, and beaches that offer views of scenic resources are considered public viewing areas. Road alignments within the County's Coastal Zone shall minimize alterations to the landscape by following the contours of existing, natural topography such that scenic areas are enhanced. Existing public roads within the County's Coastal Zone that provide views of the ocean or other scenic resources include:

- La Bajada to La Noria and El Camino Real
- La Noria and El Camino Real
- Highland Drive
- Lomas Santa Fe Drive and Linea Del Cielo
- Sun Valley Road

Public viewing areas shall be protected. To protect vista points, the scenic and visual qualities within the County's Coastal Zone shall be designated as "Critical View Sheds" within which the character of development would be regulated to protect the integrity of the vista points (Figure 6).

(a) Critical View Shed areas should meet the following requirements:

- (1) Extend radially for 2,000 feet (610 meters) from the vista point, with the exception of San Dieguito Park, which would be included in its entirety;
- (2) Include areas upon which development could potentially obstruct, limit, or degrade the view.

(b) Development within the Critical View Shed area will be subject to design review as part of any discretionary review and will be based on the following:

- (1) Building height, bulk, roof line and scale should not obstruct, limit or degrade the existing views;
- (2) Landscaping should not, at maturity, obstruct views;
- (3) Landscaping should be located to screen adjacent undesirable views (parking lot areas, mechanical equipment etc.).

6.3.2 Development

Policy 6.7

Development within the County's Coastal Zone shall be subject to design-review based on the following and in accordance with existing County regulations and ordinances:

- (a) Protection of site topography and steep slopes.
- (b) Minimize or prevent substantial grading or reconfiguration of the project site.
- (c) Minimize grading outside of the building footprint.
- (d) Eliminating flat building pads on slopes and utilizing split level or stepped-pad designs.
- (e) Requiring that man-made contours mimic the natural contours to and blend with the existing terrain of the site and surrounding area.
- (f) Clustering structures to minimize site disturbance and to minimize development area.
- (g) Minimizing height and length of cut and fill slopes.
- (h) Minimizing the height and length of retaining walls.
- (i) Cut and fill operations may be balanced on-site, where the grading does not substantially alter the existing topography and blends with the surrounding area.
- (j) Export of cut material may be required to preserve the natural topography.
 - (l) Natural site amenities such as trees, rocks, and natural drainage channels.
- (m) Protection of ridgelines.
- (n) Preservation of dark skies.
- (o) Building height, bulk, roof line, and scale should not obstruct, limit, or degrade the existing views.
- (p) Visual compatibility with the character of surrounding areas.
- (q) Incorporation of natural features (including mature trees and rock formations) into proposed development and require avoidance of sensitive environmental resources.
- (r) Minimal removal of native vegetation, and landscape compatibility with existing vegetation.
- (s) Proposed landscaping should be compatible with existing landscaping and should take into consideration the appropriateness of selected plant materials to the area. Landscaping and plantings

should be used to the maximum extent practical to screen unsightly parking, storage and utility areas. Landscaping and plantings should not obstruct significant views, either when installed or when they reach mature growth. (County of SD Z2 Use Regs, 2341.c.4) Require approval of landscaping plans.

Policy 6.8

New development on properties visible from public trails in and around San Elijo Lagoon and San Dieguito Park, or other public viewing areas, shall be sited and designed to protect public views of the ridgelines and natural features of the area through measures including, but not limited to, providing setbacks from the slope edge, restricting the building maximum size, reducing maximum height limits, incorporating landscape elements and screening, incorporating earthen colors and exterior materials that are compatible with the surrounding natural landscape (avoiding bright whites and other colors except as minor accents). The use of highly reflective materials shall be prohibited.

Policy 6.9

Fences, walls, and landscaping shall not block major public views of scenic resources or views from other public viewing areas.

Policy 6.10

The impacts of proposed development on existing public views of scenic resources shall be assessed by the County prior to approval of proposed development or redevelopment to preserve the existing character of established neighborhoods. Existing public views of the ocean and scenic resources shall be protected.

Policy 6.11

Grading should retain the natural appearance of the existing land forms and natural slopes in excess of 25 percent shall be protected from unnecessary grading in accordance with the County's Resource Protection Ordinance.

Policy 6.12

Buildings should be designed to fit the existing topography. This can be accomplished by planning single level houses for relatively flat sites, and stepping houses up or down gradually sloped sites where this would not introduce impacts to sensitive habitats, result in geologic instability or impact scenic resources available from public viewing areas.

6.3.3 Signage

Policy 6.13

Signs shall be prohibited in areas within the County's Coastal Zone with the exception of signs that serve as way-finding and road usage under the County's jurisdiction, temporary real estate signs, and signage allowed through commercial zoning designations. The location, design, number, and size of all other

signs must not detract from the visual setting of the County's Coastal Zone, obstruct significant views, nor incur any adverse impact upon the basic character of the community or on property values.

6.3.4 Night Lighting

Policy 6.14

Exterior lighting (with the exception of traffic lights, navigational lights, and other similar safety lighting) shall be minimized, restricted to low intensity features, screened, and directed downward and away from ESHA to minimize impacts on wildlife and limit visibility from any adjoining property or street. Night lighting for any development located adjacent to ESHA, ESHA buffer, or where night lighting would increase illumination in ESHA shall be prohibited.

Policy 6.15

The County's Coastal Zone contains limited street lighting in order to preserve the dark night sky as part of the rural residential character. As such, street lighting deemed necessary for traffic safety at road intersections and along streets shall be low level, timed, directed downward, and screened to minimize lighting impacts on the dark sky.

6.3.5 Telecommunications Facilities

Policy 6.16

Utilities shall be constructed and routed underground except in where natural features prevent undergrounding or where safety considerations necessitate above ground construction and routing. Utilities determined to be constructed aboveground shall be done in a manner that minimizes impacts to views and colocation of utilities shall be required where feasible.

Policy 6.17

New development, including a building pad, if provided, shall be sited on the flattest area of the project site, except where there is an alternative location that would be more protective of scenic resources or ESHA.

Policy 6.18

All new structures shall be sited and designed to minimize impacts to scenic resources by:

- Ensuring visual compatibility with the character of surrounding areas;
- Avoiding large cantilevers or under stories; and
- Setting back.

DRAFT

This page intentionally left blank.

7 Planning, New Development, and Public Works

7.1 Introduction

The County's General Plan guides the intensity, location, and distribution of land uses in the County's Coastal Zone by identifying land use designations. Land within the County's Coastal Zone is primarily designated as Semi-Rural Residential (SR-2). The remaining land within the County's Coastal Zone is designated as Rural Lands (RL-20), Open Space (Conservation), Open Space (Recreation), and small pockets of Office Professional (Semi-Rural) and Public/Semi-Public Facilities (P/SP). The Land Use Designations that are applicable to the County's Coastal Zone are shown in Figure 4.

In terms of existing uses within the County's Coastal Zone, the majority of the area is already built out as low-density estate residential, with pockets of open space for recreation and for conservation. In addition, there are small areas with commercial uses and with public facility uses. Thus, there is little undeveloped or vacant land. The majority of development that is anticipated to occur within the County's Coastal Zone is expected to be residential additions and repairs/replacements. All new development is subject to review for consistency with existing County regulations including but not limited to the General Plan, San Dieguito Community Plan, Zoning Ordinance, Code of Regulatory Ordinances, and CEQA in addition to conformance with the LCP.

7.2 Coastal Act Policies

This section incorporates the principal Coastal Act policies relevant to planning, new development and public works.

Section 30250

- (a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.
- (b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.
- (c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

Section 30252

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

7.3 Land Use Plan Policies

This section provides land use policies related to planning, new development, and public works.

7.3.1 General Policies

Policy 7.1

All development that requires a discretionary action is subject to written findings affirming that it is consistent with all LUP policies, regulations within the IP, and provisions of the County's certified LCP, except as otherwise noted in Section 9404 (Exemptions) of the Implementation Plan.

Policy 7.2

If there is a conflict between a provision of this LCP and a provision of the General Plan, or any other County-adopted plan, resolution, or ordinance not included in the LCP, and it is not possible for the development to comply with both the LCP and such other plan, resolution or ordinance, the LCP shall take precedence and the development shall not be approved unless it complies with the LCP provision.

Policy 7.3

Off-street parking, which is described in the IP, as regulated by the County's Zoning Ordinance, Section 6000, General Regulations, shall be provided for all new development in accordance with the policies of the LUP to assure there is adequate public access to coastal resources.

Policy 7.4

Grading should retain the natural appearance of the existing land forms and natural slopes in excess of 25 percent shall be protected in accordance with the County's Resource Protection and Grading Ordinance restrictions.

Policy 7.5

Communication processing, storage, and transmission facilities, and lines shall be sited, designed, and operated to avoid, or minimize impacts to ESHA, and scenic resources consistent with all provisions of

the LCP. If there is no feasible alternative that can eliminate all impacts, the alternative that would result in the fewest or least impacts shall be selected consistent with federal regulations.

Policy 7.6

Land divisions shall be designed to cluster development, including building pads, if any, in order to minimize site disturbance, landform alteration, and removal of native vegetation, to minimize required fuel modification, and to maximize open space, as feasible.

Policy 7.7

The County shall not approve a land division if any parcel being created would not be consistent with the maximum density designated by the LUP map, and the slope density criteria. In cases where additional density is desired, Coastal Commission approval would be required in addition to County approval.

Policy 7.8

Manage the location of new development and redevelopment through this LCP, the County's General Plan and the County Code of Ordinances, and the County's Zoning Ordinance, which provide both policy and regulations governing the form and location of existing and future development, including:

- Locations of residential, commercial, industrial, public and open space land uses, such as visitor serving commercial and recreational development.
- Public works and facilities, such as: (1) roadways, water and sewer systems; and (2) drainage improvements to support existing and planned development.
- Development standards for each type of land use, such as: (1) density limitations; (2) building setbacks; and (3) height limits.

Specific regulations associated with coastal zones, such as: (1) resource protection area requirements; (2) wildland urban onterface areas; and (3) landscaping guidelines.

Policy 7.9

Land divisions are only permitted if they are approved by a Coastal Permit. Land divisions include subdivisions (through parcel map, tract map, grant deed, or any other method), lot line adjustments, revisions, mergers, and certificates of compliance.

Policy 7.10

Subsequent development on a parcel created through a land division shall conform to all provisions of the approved land division permit, including, but not limited to, the building site location, access road/driveway design, and grading design, and volumes.

Policy 7.11

For issuance of an unconditional certificate of compliance pursuant to Government Code Section 66499.35 for a land division that occurred prior to the effective date of the Coastal Act (or Proposition 20 for parcels within the coastal zone as defined in that proposition), where the parcel(s) was created in compliance with the law in effect at the time of its creation and the parcel(s) has not subsequently been merged, subdivided, subject to a lot line adjustment, lot split or any other division of land or otherwise altered, the County shall not require a Coastal Permit. For issuance of a conditional certificate of compliance pursuant to Government Code Section 66499.35 for a land division that occurred prior to the effective date of the Coastal Act, where the parcel(s) was not created in compliance with the law in effect at the time of its creation, the conditional certificate of compliance shall not be issued unless a Coastal Permit that authorizes the land division is approved. In such a situation, the County shall only approve a Coastal Permit if the land division, as proposed or as conditioned, complies with all policies of the LCP.

Policy 7.12

For issuance of either a conditional or an unconditional certificate of compliance pursuant to Government Code Section 66499.35 for a land division that occurred after the effective date of the Coastal Act, the certificate of compliance shall not be issued unless a Coastal Permit that authorizes the land division is approved. In such a situation, the County shall only approve a Coastal Permit if the land division, as proposed or as conditioned, complies with all policies of the LCP.

Policy 7.13

Existing, lawfully established structures that were built prior to the adopted date of the LUP that do not conform to the provisions of the LCP shall be considered non-conforming structures. Non-conforming uses or structures may not be increased or expanded into additional locations or structures. Such structures may be maintained and repaired as long as the improvements do not increase the size or degree of non-conformity. This section shall not be interpreted to allow the reconstruction of a non-conforming structure unless destroyed by a disaster as defined in Public Resources Code § 30610(g)(2)(A). Additions and improvements to such structures may be permitted provided that such additions or improvements do not increase the size or degree of the non-conformity.

Policy 7.14

Protection of ESHA and public access shall take priority over other development standards and where there is any conflict between general development standards and ESHA and/or public access protection, the standards that are most protective of ESHA and public access shall have precedence.

Policy 7.15

A land division shall not be approved if it creates a parcel that would not contain an identified building site that could be developed consistent with all of the policies of the LCP.

Policy 7.16

Assess the potential for environmental effects of new development or redevelopment before granting County approval in accordance with CEQA and to avoid, reduce and/or mitigate impacts where feasible.

Policy 7.17

New development shall conform with the County’s Resource Protection Ordinance regarding steep slopes, including measures to minimize potential impacts to scenic and visual resources, and to minimize the risk from hazards. The measures include, but are not limited to limiting grading, retaining walls, restricting development on steep slopes, protecting ridgelines, and applying siting, and design restrictions (scenic and visual policies).

Policy 7.18

The installation of reclaimed water lines to provide irrigation for approved landscaping or fuel modification areas for approved development may be permitted, if consistent with all policies of the LUP.

Policy 7.19

Consistent with the Coastal Act (Public Resources Code §30610(d)), repair and maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair or maintenance activities do not require a Coastal Permit, although the County may require a permit if the County determines such repairs and maintenance involve a substantial adverse environmental impact that cannot be mitigated.

However, for purposes of compliance with the Public Resources Code Section 30610(d), the following extraordinary methods of repair and maintenance shall require a Coastal Permit because they involve a potential risk of substantial adverse environmental impact:

- (a) Any repair or maintenance to facilities, or structures, or work located in an ESHA that include:
 - (1) The placement or removal, whether temporary or permanent, of any form of solid materials.
 - (2) The presence, whether temporary or permanent, of mechanized equipment or construction materials.
 - (3) The replacement of 20 percent or more of the exterior materials of an existing structure with materials of a different kind; or
 - (4) The presence, whether temporary or permanent, of mechanized construction equipment or construction materials on any sand area, bluff, or environmentally sensitive habitat area, or within 20 feet of coastal waters or streams.

7.3.2 Commercial Policies

Policy 7.20

Upgrade existing commercial areas through clean-up, landscaping, beautification, utility undergrounding, and by repaving and/or redesign of parking lots.

Policy 7.21

Consider commercial uses in adjacent urbanized areas when determining the need for additional or expanded commercial uses within San Dieguito.

Policy 7.22

Maintain and protect land planned and zoned for office-professional, general commercial, and heavy commercial land uses along Via de la Valle. These commercial zoning districts provide business that serve both visitors and local residents with a diverse selection of goods and services.

Policy 7.23

Encourage visitor serving retail uses in the commercial zones. Existing visitor serving uses shall be protected and new visitors serving facilities are encouraged.

7.3.3 Residential Policies

Policy 7.24

Require lot sizes within the Residential areas of the Covenant of Rancho Santa to be preserved at 2.86 acres and 2 acres, in zoning and through discretionary actions.

Policy 7.25

Except within the Covenant of Rancho Santa Fe, site designs should emphasize the clustering of dwelling units in order to improve upon the amount and character of usable open space.

Policy 7.26

New and existing residential development should provide landscaping between the curb and abutting property line and underground utilities, consistent with the County's Landscape and Water Efficient Design Ordinance.

Policy 7.27

When the natural terrain is altered, new landscaping shall utilize be in conformance with the County's Landscape Ordinance and Water Efficient Landscape Design Manual which prioritizes the use of native and drought tolerant species, and water conservation measures.

Policy 7.28

Unaltered land greater than 25 percent slope and at least 1000 square feet in area shall be retained in its natural state in conformance with the County's Resource Protection Ordinance regarding steep slopes.

Policy 7.29

Residential land use maximum density will be determined per maximum density provisions of the General Plan Land Use Element.

Policy 7.30

All residential development, including land divisions and lot line adjustments, shall conform to all applicable LCP policies, including maximum density provisions. Allowable densities are stated as maximums. Compliance with the other policies of the LCP may further limit the maximum allowable density of development.

Policy 7.31

A minimum of one on-site or on-street parking space shall be required for the exclusive use of any second residential unit in conformance with the County's Zoning Ordinance, Section 6000 General Regulations, unless approved by County Board of Supervisors pursuant to the County's Affordable Housing policies.

Policy 7.32

Require that development within the Covenant of Rancho Santa Fe be compatible with the historic development patterns and California State Landmark designation.

This page intentionally left blank.

DRAFT

8 Cultural and Paleontological Resources

8.1 Introduction

The Coastal Act requires mitigation for any adverse impacts on archaeological/cultural and/or paleontological resources. As such, a brief history of the region and results from the existing cultural records search is provided in this section.

8.1.1 Regional History

The San Elijo Lagoon area supported a substantial native coastal population, starting around 8,000 years ago, as SLR began to slow and shape formations of a productive bay, lagoon, and estuary habitats (San Elijo Lagoon Conservancy 2016). The Kumeyaay group occupied much of San Elijo Lagoon and the County's Coastal Zone prior to Spanish colonization starting in the late 1700s. Most of the area was largely undeveloped under the Spanish land grant and ownership of Juan Maria Osuna between 1830 to early 1900s, and mainly used for grazing and agriculture (San Diego County 2014).

Under ownership of the Santa Fe Railway and Santa Fe Land Improvement company between the early 1890s through 1928, Coast Highway 101 and the Atchison, Topeka, and Santa Fe Railroad developed as major transportation routes to enable coastal access, alongside the communities of Solana Beach, Encinitas, and Rancho Santa Fe around the lagoon (San Elijo Lagoon Conservancy 2016). The Rancho Santa Fe Covenant was established in 1928 and set in place basic restrictions and conditions regulating future development of the community in order to maintain the characteristics of farmer estates, thereby becoming one of the first planned communities in California (Rancho Santa Fe Historical Society 2016; California State Parks 2016). The Santa Fe Covenant area was designated as a California State Landmark in 1982 in recognition of its history and unique development pattern (San Diego County 2014).

8.1.2 Existing Cultural Records Search Results

A records search was performed of the records on file at the South Coastal Information Center (SCIC) and provided to the County under contract. The SCIC manages the San Diego County portion of the State of California's records of cultural resources for the California Office of Historic Preservation (OHP). The search area included the County's Coastal Zone and a buffer of 300 feet.

The records search identified a total of 15 cultural resources within the search area. Of the 15 resources, 13 are prehistoric archaeological sites, 1 is a historic archaeological site, and 1 is a historic building. Archaeological site types are summarized in Table 4 below.

Table 4. Archaeological Site Types

Site Type	Count
Historic-period resource (bridge, refuse scatter, structure, well/cistern)	1
Prehistoric habitation/temporary camp	3
Prehistoric lithic & shell scatter	6
Prehistoric shell midden/scatter	2
Isolated artifact/feature	2

Based on geological and environmental characteristics of the area, it is likely that undiscovered archaeological sites may exist within portions of the County’s Coastal Zone. In particular, the area around San Elijo Lagoon is rich in resources that would have been appealing to past peoples. Many of the prehistoric sites identified during the records search are clustered around the lagoon.

8.1.3 Coastal Act Provisions

The Coastal Act does not explicitly address protection of historical resources; however, Sections 30244 and 30253(e) of the Coastal Act mandate protection of archaeological and paleontological resources as well as protection of coastal communities that draw visitors because of their special characteristics, including in terms of the way in which historic resources contribute to an area’s community character. Similarly, Section 30251 protection for visual resources extends to the manner in which history affects and informs such resources.

8.2 Coastal Act Policies

Section 30244

Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

8.3 Land Use Plan Policies

This section provides land use policies related to the preservation of cultural, archaeological, and paleontological resources.

Policy 8.1

New development within archaeologically sensitive areas shall be conditioned to implement appropriate mitigation measures.

Policy 8.2

New development should incorporate the placement of cultural resource areas within open space easements, landscape areas or parks. Capping of sites may be an appropriate measure dependent upon

the project specifics. The County Official in consultation with the Project Archaeologist and Native American monitor will determine the appropriate mitigations.

Policy 8.3

The discovery of cultural resources during pre-development surveys and during development shall require that all ground disturbance operations be stopped in the area of discovery to allow evaluation of the identified resource. Outreach shall be conducted with the culturally-affiliated tribe(s). Development shall include appropriate mitigation to protect the quality and integrity of these resources.

Policy 8.4

Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resources.

Policy 8.5

Require human remains be treated with the utmost dignity and respect and that the disposition and handling of human remains will be done in consultation with the Most Likely Descendant (MLD) and under the requirements of Federal, State and County Regulations.

Policy 8.6

Require the salvage and preservation of unique paleontological resources when exposed to the elements during excavation or grading activities or other development processes.

Policy 8.7

Paleontological monitors are required during grading operations at the discretion of County officials, per the County's Guidelines for Determining Significance – Cultural Resources and the County's Grading Ordinance, Section 87.430. Paleontological monitoring is required for any excavation into high, moderate, low or marginal soil sensitivity.

Policy 8.8

Encourage the preservation and/or adaptive reuse of historic sites, structures, and landscapes as a means of protecting important historic resources as part of the discretionary application process, and encourage the preservation of historic structures identified during the ministerial application process for all new development and construction.

Policy 8.9

New development shall protect and preserve significant archaeological, historical and paleontological resources from destruction, and shall avoid, and minimize impacts to such resources consistent with CEQA.

Policy 8.10

All new development or construction should be preceded by surveys, test excavations and evaluations to identify cultural resources. Appropriate mitigation shall be implemented in accordance with the County's Guidelines for Determining Significance – Cultural Resources. All site locations shall be maintained in a confidential appendix.

Policy 8.11

Grading operations must be suspended upon discovery of fossils greater than twelve inches in any dimension. The County Official must be notified. The appropriate resource recovery operations shall be carried out per County Guidelines and shall be completed prior to the County Official's authorization to resume normal grading operations, per the County's Grading Ordinance, Section 87.43 and County's Guidelines for Determining Significance – Cultural Resources.

Policy 8.12

Encourage the owners of significant historic architectural sites to apply for Mills Act historical property designation for income tax benefits and register for Landmark Zoning with the County Historic Site Board.

Policy 8.13

New development on sites identified as archaeologically sensitive shall include on-site monitoring of all grading, excavation, and site preparation that involve earth moving operations by a qualified archaeologist(s), and appropriate Native American consultant(s).

Policy 8.14

Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner.

Policy 8.15

The County shall coordinate with appropriate agencies (e.g. Native American Heritage Commission, State Historic Preservation Officer) and tribal representatives to identify archaeologically sensitive areas and to determine the appropriate treatment of cultural resources. Such information should be kept confidential to protect archaeological resources.

Policy 8.16

Where development would adversely impact historical or archaeological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

DRAFT

This page intentionally left blank.

9 Coastal Hazards

9.1 Introduction

There are three primary types of natural hazards in the County Coastal Zone including hillside-related geologic hazards, flooding hazards, and fire hazards. Hillside-related geologic hazards occur due to the presence of steep slopes, shown on Figure 10, Steep Slopes. Flood hazards areas in the County's Coastal Zone are related to the existence of the 100-year and 500-year floodplains, shown in Appendix A, Figure 1, Federal Emergency Management (FEMA) Special Flood Hazard Areas. Fire hazards in this portion of the County are related to the presence of wildland urban interface (WUI). Policies related to each of these natural hazard areas are included in the LUP. Other potential hazards that may occur within the County's Coastal Zone include rain-induced landslide hazards, liquefaction hazards, earthquake hazards, and dam failure hazards as described in the San Diego County Multi-Jurisdictional Hazard Mitigation Plan (August 2010).

Managing development to respond to coastal hazards is a key component of a local coastal program. The Coastal Act policies direct new development to reduce risks to life and property and avoid substantial changes to natural landforms. Coastal Act Section 30253 provides, in part, that new development shall do all of the following:

- (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

The responses to coastal hazards in an LUP should provide for solutions that have the least impacts on coastal resources. There are no policies in the LUP related to waves, storm surge, tsunami, or other oceanfront-specific hazards because the County's Coastal Zone is located entirely inland.

9.2 Coastal Act Policies

Section 30236

Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.

Section 30253

New development shall do all of the following:

- (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
- (c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.
- (d) Minimize energy consumption and vehicle miles traveled.
- (e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.

9.3 Land Use Plan Policies

This section provides land use policies related to coastal hazards.

Policy 9.1

Require that development be located and designed to protect property and residents from the risks of hazards.

Policy 9.2

Require development to be located a minimum of 50 feet from active or potentially active faults, unless an alternative setback distance is approved based on geologic analysis and feasible engineering design measures adequate to demonstrate that the fault rupture hazard would be avoided.

Policy 9.3

Direct development away from areas with high landslide, mudslide, or rock fall potential.

Policy 9.4

Prohibit development from causing or contributing to slope instability in accordance with the County's Resource Protection Ordinance regarding steep slopes.

Policy 9.5

Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.

Policy 9.6

Require development located near ridgelines, top of slopes, saddles, or other areas where the terrain or topography affect its susceptibility to wildfires to be located and designed to account for topography and reduce the increased risk from fires, in accordance with the County's Resource Protection Ordinance regarding steep slopes and the County's Consolidated Fire Code.

Policy 9.7

Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets or peninsulas, or islands of flammable vegetation within a development.

Policy 9.8

Require all new development or redevelopment, as defined in the IP, to meet current ignition resistance construction codes in accordance with the County's Consolidated Fire Code and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire threat areas.

Policy 9.9

Support programs consistent with state law that require fuel management/modification within established defensible space boundaries and when strategic fuel modification is necessary outside of defensible space, development shall be sited so that fuel management needs to protect structures and avoid impacts to native vegetation and sensitive habitats.

Policy 9.10

Ensure that water supply systems for development are adequate to combat structural and wildland fires.

Policy 9.11

The County of San Diego Coastal Zone contains areas subject to hazards that present risks to life and property. These areas require additional development controls to minimize risks. Potential hazards in the Coastal Zone include, but are not limited to, the following:

- Seismic ground shaking: Shaking induced by seismic waves traveling through an area as a result of an earthquake on a regional geologic fault.
- Liquefaction Hazard: Areas where water-saturated artificial fill or sediment can potentially lose strength and fail during strong ground shaking; related hazards include dynamic compaction and lateral spread.
- Earthquake induced landslides.
- Flood Hazard: Areas most likely to flood during major storms.

- Fire hazard: Areas subject to major wildfires located in the County’s WUI.
- Rain-Induced Landslide Hazard: Excessive rainfall on a cliff or slope.
- Dam Failure Hazard: Large quantity of water suddenly released with a great potential to cause human casualties, economic loss, lifeline disruption, and environmental damage.

Policy 9.12

Land divisions, including lot line adjustments, shall be prohibited unless all proposed parcels can be demonstrated to be safe from flooding, erosion, fire and geologic hazards and will provide a safe, legal, all-weather access road(s), which can be constructed consistent with all policies of the LCP.

Policy 9.13

Development in floodplains shall be limited to agricultural, recreational, and other such low-intensity uses and those that do not result in any increase in flood levels or substantially interfere with flood flows during the occurrence of the base flood discharge, do not include habitable structures, and do not substantially harm, and fully offset any such harm, to the environmental values of the floodway area. Development of permanent structures for human habitation or as a place of work shall not be permitted in a floodway.

Policy 9.14

Development within flood prone areas subject to inundation or erosion shall be prohibited unless no alternative building site exists on the legal lot and proper mitigation measures are provided to minimize or eliminate risks to life and property from flood hazard. The County shall ensure that permitted development and fill in the 100-year floodplain will not result in an obstruction to flood control and that such development will not adversely affect coastal wetlands, riparian areas, or other sensitive habitat areas within the floodplain, in accordance with the County’s Resource Protection Ordinance regarding floodplains and floodways.

Policy 9.15

Permitted infill development in the 100-year floodplain shall be limited to structures capable of withstanding periodic flooding without requiring the construction of on or off-site flood protective works or channelization. Proposed development shall be required to incorporate the best mitigation measures feasible pursuant to Public Resources Code Section 30236.

Policy 9.16

Ensure that options are identified for protecting existing trails and roads, as well as other infrastructure as it becomes relevant, from sea level rise, storm surge, and riverine flooding. If necessary, identify potential future alignments for relocating roads and trails if existing locations cannot be feasibly protected.

Policy 9.17

Require all proposed development to be set back from the floodway in accordance with the County's Resource Protection Ordinance related to floodways and floodplains so that it is outside the erosion/sedimentation hazard area and in areas where the Director of Public Works has determined that the potential for erosion or sedimentation in the floodplain is significant.

Policy 9.18

When steep slopes cover 10 percent or more of a lot proposed for development, the development must comply with the County's Resource Protection Ordinance and place the steep slopes into an open space easement. The open space easement shall provide sufficient encroachments necessary for access and clearing.

Policy 9.19

New development shall provide adequate drainage and erosion control facilities that convey site drainage in a non-erosive manner in order to minimize hazards resulting from increased runoff, erosion, and other hydrologic impacts to water bodies.

Policy 9.20

Regulate development in hillside areas to minimize alteration of natural landforms and enhance scenic qualities of the County, protect native coastal vegetation, preserve existing watersheds, and reduce the potential for environmental hazards including soil erosion, landslides, adverse impacts due to runoff, and other impacts which may affect general safety and welfare.

Policy 9.21

Require a quantitative slope stability analysis for all Site Development Plan or Major Use applications that shows the slope categories for the entire property in compliance with the County's Resource Protection Ordinance.

Policy 9.22

Any projects that propose building bluff properties, or inland bluff projects must include a geologic reconnaissance report to determine the geologic stability of the area. When additional information is needed to assess stability, a preliminary engineering geology report must also be prepared identifying the results of the subsurface investigation regarding the nature and magnitude of unstable conditions, as well as mitigation measures needed to reduce or avoid such conditions.

Policy 9.23

On ancient landslides, unstable slopes, and other geologic hazard areas new development shall only be permitted where an adequate stability can be maintained for the expected life of the development. Adequate stability generally means a minimum factor of safety of 1.5 (static) and 1.1 (seismic).

Policy 9.24

New development which does not conform to the provisions of the LCP shall be prohibited on property or in areas where such development would present an extraordinary risk to life and property due to an existing or demonstrated potential public health and safety hazard.

Policy 9.25

Within the WUI, the area within 100 feet of a habitable structure is divided into two zones as follows. Zone 1 is located from 0 - 50 feet from the residence and Zone 2 located from 50-100 feet from the residence. Required fuel modification that may take place in both zones is defined as follows: In Zone 1, vegetation that is not fire-resistant shall be removed and re-planted with fire-resistant plants. In Zone 2, all dead and dying vegetation shall be removed. Native vegetation may remain in this area provided that the vegetation is modified so that combustible vegetation does not occupy more than 50% of the square footage of this area. Weeds and annual grasses shall be maintained at a height not to exceed 6 inches. Root systems and stumps will be left in place to minimize soil disturbance and soil erosion. All fuel modification work will be done by hand crews only.

Policy 9.26

The Fire Marshal retains the discretion to reduce or expand the fire zones on a case-by-case basis, with specific findings due to factors that may include, but are not limited to building material, topography, vegetation load, and type.

All discretionary permit applications for projects shall be reviewed by the Fire Marshal to determine if any thinning or clearing of native vegetation is required. The Fire Marshal may reduce the 100 ft. fuel management requirement for existing development, when equivalent methods of wildfire risk abatement are included in project design.

Equivalent methods of fire risk reduction shall be determined on a case-by-case basis by the Fire Marshal and may include the following, or a combination of the following, but are not limited to:

- Compliance with Building Code and Fire Code requirements for projects located in the Wildland Urban Interface (County Building Code Chapter 7A and County Consolidated Fire Code Chapter 49);
- Installation of masonry or other non-combustible fire resistant wall up to six feet in height;
- Reduced landscaping that is compliant with the County of San Diego fire hazard risk reduction plant list and planting guidelines;
- Other alternative construction to avoid the need for vegetation thinning, pruning or vegetation removal.

Policy 9.27

Within the WUI, the person owning or occupying a building or structure shall maintain a fuel modification zone within 100 feet of that building or structure.

Policy 9.28

Within the WUI, the person owning or occupying a building or structure shall clear the area within 50 feet of a building or structure of vegetation that is not fire resistant and re-plant the area with fire resistant plants.

Policy 9.29

Within the WUI, the person owning or occupying a building or structure shall clear the area within 50 to 100 feet of a building of all dead or dying vegetation. Native vegetation may remain in this area provided that the vegetation is modified so that combustible vegetation does not occupy more than 50% of the square footage of this area. Weeds and annual grasses shall be maintained at a height not to exceed 6 inches. The chips from chipping of vegetation that is done on-site may remain if the chips are dispersed so they do not exceed 6 inches in depth. Trees may remain in both areas provided that the horizontal distance between crowns of adjacent trees and crowns of trees and structures is not less than 10 feet.

Policy 9.30

Fuel Modification Requirements for New Development – New development, including but not limited to subdivisions and lot line adjustments shall be sited and designed so that no brush management or the 100 ft. fuel modification encroaches into ESHA.

Policy 9.31

Fuel Modification Requirements for Additions to Existing Structures –Where a new addition would encroach closer than 100 feet to an ESHA, the Fire Marshal shall review the project for fuel modification requirements. If a 100 foot fuel modification zone would encroach into ESHA, the additions shall not be permitted unless the addition would not encroach any closer to ESHA than existing principal structures on either side of the development.

Policy 9.32

Fuel Modification Requirements for Existing Development - The County shall encourage property owners to implement fire risk reduction alternatives, including those listed in Policy 9.23, as a means to avoid any impacts to ESHA. However, the Fire Marshal may require fuel modification to occur adjacent to existing development as outlined in the established zones. If fuel modification is required by the Fire Marshal for existing development that would encroach into ESHA, the alternative that has the least impact on ESHA shall be implemented where feasible.

Policy 9.33

All discretionary Coastal Permit applications for projects in the County's WUI shall be required to include a landscape plan that has been prepared in accordance with the County of San Diego "Suggested Plant List for a Defensible Space" <http://www.sdcountry.ca.gov/pds/docs/DPLU199.pdf> and planting guidelines emphasizing the use of fire-resistant, native, non-invasive, drought-tolerant and salt-tolerant species. These plants grow close to the ground, have a low sap or resin content, grow without accumulating dead branches, needles or leaves, are easily maintained and pruned. Any new vegetation planted must meet Planning & Development Services guidelines.

Policy 9.34

For purposes of this section, "encroachment" shall constitute any activity which involves grading, construction, placement of structures or materials, paving, removal of native vegetation including clear-cutting for brush management purposes, or other operations which would render the area incapable of supporting native vegetation or being used as wildlife habitat, including thinning as required in Zone 2.

Policy 9.35

If fuel modification is required by the Fire Marshal, a fuel modification plan will be required to be submitted to the City as part of the application for any development located in WUI Fire Hazard Severity Zones. Applications shall include a site plan describing and quantifying the potential thinning, pruning or removal of brush, if any, that would be required to provide fire safety for the project or would be needed to accommodate any/all project elements.

Policy 9.36

Any required thinning of flammable vegetation in the WUI shall be conducted by hand crews between September 15 through February 15. To minimize impacts to habitat, sensitive plant species will not be thinned or removed. Sensitive species such as *Quercus Dumosa* (Coastal Scrub Oak), *Ceanothus Verrucosus* (Coastal White Lilac), *Arctostaphylos Glandulosa* (Del Mar Manzanita) and *Corethrogyne Filaginifolia* var. *Linifolia* (Del Mar Sand-Aster) will not be thinned or disturbed in any way.

Policy 9.37

An emergency Coastal Permit shall include an expiration date of no more than one year and the necessity for a subsequent non-emergency Coastal Permit application, if it is determined that:

- (1) An emergency exists that requires action more quickly than permitted by the procedures for a Coastal Permit and the work can and will be completed within thirty (30) days unless otherwise specified by the terms of the Coastal Permit.
- (2) Public comment on the proposed emergency action has been reviewed, if time allows.
- (3) The work proposed would be consistent with the requirements of the certified LCP.
- (4) The emergency action is the minimum needed to address the emergency and shall, to the maximum extent feasible, be the least environmentally damaging temporary alternative. Prior to expiration of the

emergency Coastal Permit, if required, the permittee must submit a non-emergency Coastal Permit application for the development even if only to remove the development undertaken pursuant to the emergency Coastal Permit and restore the site to its previous condition.

All emergency permits shall be conditioned and monitored to ensure that all authorized development is approved under a regular Coastal Permit in a timely manner, but in no case greater than one year.

Policy 9.38

Information should be provided to the public concerning hazards and appropriate means of minimizing the harmful effects of natural disasters upon persons and property relative to siting, design and construction.

Policy 9.39

"Infill" is defined as: developing vacant parcels or redeveloping existing property in urban or sub-urban areas.

Policy 9.40

"Economic life of a structure" means 75 to 100 years unless specified and restricted for specific development proposals.

Policy 9.41

"Redevelopment" means creation, addition, or replacement of impervious surface on an already developed site. Examples include the expansion of building footprints, road widening, the addition or replacement of a structure, and creation or addition of impervious surfaces. Replacement of existing impervious surfaces includes any activity that is not part of a routine maintenance activity where impervious material(s) are removed exposing underlying soil during construction. Redevelopment does not include trenching and resurfacing associated with utility work, resurfacing existing roadways, new sidewalk construction, pedestrian ramps, or bike lane on existing roads; and routine replacement of damaged pavement, such as pothole repair.

10 List of Acronyms and Abbreviations

BMP	Best Management Practice
CCC	California Coastal Commission
CCT	California Coastal Trail
CDFW	California Department of Fish and Wildlife
CDP	Coastal Development Permit
CESA	California Endangered Species Act
cm	centimeter
CNDDDB	California Natural Diversity Data Base
CNPS	California Native Plant Society
Coastal Act	California Coastal Act of 1976
County's Coastal Zone	County of San Diego's Coastal Zone
CP	Community Plan
CRPR	California Rare Plant Ranks
CTMP	Community Trails Master Plan
CoSMoS	Coastal Storm Modeling System
CZ	Coastal Zone
DPR	County of San Diego, Department of Parks and Recreation
EIR	Environmental Impact Report
EIS	Environmental Impact Statement
ENSO	El Niño Southern Oscillation
ESA	Endangered Species Act
ESHA	Environmentally Sensitive Habitat Area
FEMA	Federal Emergency Management Agency
GP	General Plan
GIS	Geographic Information System
General Plan	San Diego County General Plan
I-5	Interstate 5
IP	Implementation Plan
LCP	Local Coastal Program
LCP Update Report	County of San Diego Local Coastal Program Update Existing Conditions, Vulnerability and Risk, and Key Issues Report
LID	Low Impact Development
LUP	Land Use Plan
MHHW	mean higher high water
MLLW	mean lower low water
MSCP	Multiple Species Conservation Program
MWD	Metropolitan Water District of Southern California
NOAA	National Oceanic and Atmospheric Administration
NAVD88	North American Vertical Datum of 1988
NRC	National Research Council
NPDES	National Pollution Discharge Elimination System Permit
OHP	California Office of Historic Preservation
Park	San Dieguito Regional Park
PDO	Pacific Decadal Oscillation
PDS	County of San Diego Planning & Development Services Department

PRC	Public Resources Code
RCA	Resource Conservation Area
RWQCB	Regional Water Quality Control Board
SCIC	South Coastal Information Center
SD	San Diego County
SDCWA	San Diego County Water Authority
SLR	sea level rise
U.S.C.	U.S. Code
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey

DRAFT

11 References

- AECOM. 2016. County of San Diego Local Coastal Program Update Existing Conditions, Vulnerability and Risk, and Key Issues Report. April.
- BakerAECOM. 2015. California Coastal Analysis and Mapping Project Open Pacific Coast Study, Intermediate Data Submittal #2, Offshore Waves and Water Levels, Southern California.
- California Coastal Commission (CCC). 2015. Sea level rise policy guidance: Interpretive guidelines for addressing sea level rise in Local Coastal Programs and Coastal Development Permits.
- California Department of Fish and Wildlife (CDFW). 2010. List of Vegetation Alliances and Associations. Vegetation Classification and Mapping Program, California Department of Fish and Wildlife. Sacramento, CA. September 2010. <https://www.wildlife.ca.gov/Data/VegCAMP/Natural-Communities/List> [accessed: August 3, 2016].
- California Department of Fish and Wildlife. 2016a. California Natural Diversity Database (CNDDDB). California Department of Fish and Wildlife Biogeographic Data Branch. Sacramento, California. Website http://www.dfg.ca.gov/biogeodata/cnddb/cnddb_info.asp [accessed 11 July 2016].
- California Department of Fish and Wildlife. 2016b. Natural Communities – Lists Homepage. <https://www.wildlife.ca.gov/Data/VegCAMP/Natural-Communities/List> [accessed: August 3, 2016].
- California Department of Fish and Wildlife (CDFW). 2016c. San Elijo Lagoon Ecological Reserve. Website: <https://www.wildlife.ca.gov/Lands/Places-to-Visit/San-Elijo-Lagoon-ER#10177105-history>. [Accessed: February 18, 2016].
- California Department of Water Resources (DWR). 2004. Hydrologic Region South Coast San Elijo Groundwater Basin. San Diego Region. California's Groundwater Bulletin No. 118.
- California Native Plant Society (CNPS). 2016. Inventory of Rare and Endangered Plants (online edition, v8-02). California Native Plant Society, Sacramento, CA. Website <http://www.rareplants.cnps.org> [accessed 11 July 2016].
- California State Parks. 2016. California State Parks, Office of Historic Preservation: Historic Planned Community of Rancho Santa Fe. Website: <http://ohp.parks.ca.gov/ListedResources/Detail/982>. [Accessed: February 23, 2016].
- County of San Diego. Amended. 2012. San Diego County Grading Ordinance. October.
- County of San Diego. 2014. Consolidated Fire Code, 5th Edition. November.

County of San Diego. 2016. County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance. February.

County of San Diego. Updated. 2016. Zoning Ordinance. May.

County of San Diego, Department of Parks and Recreation. 2005. County Trails Program, Community Trails Master Plan. January.

County of San Diego, Department of Public Works. 2014. Low Impact Development Handbook, Stormwater Management Strategies. July.

County of San Diego, Office of Emergency Services. 2010. Multi-Jurisdictional Hazard Mitigation Plan. August.

County of San Diego, Planning & Development Services. 2011a. San Diego County General Plan. August.

County of San Diego, Planning & Development Services. 2011b. San Dieguito Land Use Plan.

County of San Diego, Planning & Development Services. Amended. 2014. San Dieguito Community Plan. June.

County of San Diego, Planning & Development Services and Department of Public Works. 2007a. Guidelines for Determining Significance: Surface Water Quality. July.

County of San Diego, Planning & Development Services and Department of Public Works. 2007b. Guidelines for Determining Significance and Report Format and Content Requirements: Visual Resources. July.

County of San Diego, Planning & Development Services and Department of Public Works. 2007c. Guidelines for Determining Significance and Report Format and Content Requirements: Hydrology. July.

County of San Diego, Planning & Development Services and Department of Public Works. 2007d. Guidelines for Determining Significance: Cultural Resource: Archaeological and Historic Resources. December.

County of San Diego, Planning & Development Services and Department of Public Works. Modified. 2009. Guidelines for Determining Significance: Paleontological Resources. January.

County of San Diego, Planning & Development Services and Department of Public Works. Revised. 2010. Guidelines for Determining Significance and Report Format and Content Requirements: Wildland Fire and Fire Protection. August.

- County of San Diego, Planning & Development Services and Department of Public Works. Revised. 2015. Guidelines for Determining Significance and Report Format and Content Requirements: Agricultural Resources. June.
- Hapke, CJ and D Reid. 2007. National Assessment of Shoreline Change, Part 4: Historical Coastal Cliff Retreat along the California Coast. U.S. Geological Survey Open File Report 2007-1133.
- Hapke, CJ, D Reid, BM Richmond, P Ruggiero, and J List (Hapke et. al.). 2006. National Assessment of Shoreline Change Part 3: Historical Shoreline Change and Associated Coastal Land Loss Along Sandy Shorelines of the California Coast. U.S. Geological Survey Open File Report 2006-1219.
- Moffatt & Nichol. 2012. San Elijo Lagoon Restoration Project Hydrology/Hydraulic Study. Final Report. Prepared for The San Elijo Lagoon Conservancy. June.
- National Research Council (NRC). 2012. Sea-Level Rise for the Coasts of California, Oregon, and Washington: Past, Present, Future.
- Oberbauer, Thomas, Meghan Kelly, and Jeremy Buegge. 2008. Draft Vegetation Communities of San Diego County. Based on "Preliminary Descriptions of the Terrestrial Natural Communities of California", Robert F. Holland, Ph.D., October 1986. March 2008.
- SanGIS. 2016. SANDAG Regional Data Warehouse. SanGIS and SANDAG authoritative regional GIS data. SanBIOS Species Data. Available at <http://www.sangis.org/download/index.html> [accessed February 2016].
- SanGIS. 2006. SANDAG Regional Data Warehouse. SanGIS and SANDAG authoritative regional GIS data. Vegetation Community Data. Available at <http://www.sangis.org/download/index.html> [accessed August 2016].
- SanGIS. 2012. SANDAG Regional Data Warehouse. SanGIS and SANDAG authoritative regional GIS data. Vegetation Community Data. Available at <http://www.sangis.org/download/index.html> [accessed August 2016].
- Sawyer, J.O., T. Keeler-Wolf, and J.M. Evens. 2009. A Manual of California Vegetation, Second Edition. California Native Plant Society, Sacramento. 1300 pp. <https://www.wildlife.ca.gov/Data/VegCAMP/Publications-and-Protocols/Vegetation-Manual>.

DRAFT

This page intentionally left blank.

Appendix A

Climate Change Vulnerability and Risk Assessment