

**County of San Diego**

Planning and Development Services

Local Coastal Program

## **LOCAL COASTAL PROGRAM**

## **LAND USE PLAN**

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**County of San Diego**

Planning and Development Services

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# 1 Introduction

The County of San Diego Local Coastal Program (LCP) is made up of the following documents:

- the “Land Use Plan” (LUP) document includes policies and programs, as well as background and introductory text for each policy section; and
- the “Implementation Plan” (IP) document (text and maps) is a means of implementing the policies and programs of the LUP.

## 1.1 The Local Coastal Program

The LCP is the primary document that governs land development in the County of San Diego’s Coastal Zone (hereafter “County’s Coastal Zone”), as described further in Section 1.2. The LCP is designed to preserve the unique environment of the County’s Coastal Zone and to encourage the protection and restoration of its resources, while encouraging public enjoyment of its recreational opportunities. The LCP guides both public and private activities that constitute “development” under the California Coastal Act of 1976 (hereafter “Coastal Act”). In general, constructing a dwelling, commercial building, road, trail, or other improvements constitutes “development” that requires a permit, with specific exceptions. Furthermore, “development” includes changes in the use of land or water, even where construction is not involved. The term “development” is defined in Public Resources Code (PRC) Section 30106 as follows:

*“Development” means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z’berg Nejedly Forest Practice Act of 1973 (commencing with Section 4511 of the Public Resources Code).*

*As used in this section, “structure” includes any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line. Any activity meeting the definition of development within the Coastal Zone requires a Coastal Development Permit, unless the development is categorically excluded, exempt, or qualifies for a de minimis waiver, consistent with the Coastal Act.*

### 1.1.1 The County's Coastal Zone

The County's Coastal Zone is a narrow strip of land defined by the Coastal Act. It is composed of the portion of California's Coastal Zone that is located within unincorporated San Diego County. The County's Coastal Zone is located east of Interstate 5 (I-5), north of the city of San Diego, and east of the cities of Encinitas and Solana Beach, within the unincorporated community of San Dieguito (Figure 1, Regional Location, and Figure 2, Local Context). The County's Coastal Zone is approximately 2 miles inland from the coast, encompasses approximately 1,050 acres (1.64 square miles), and does not contain any coastline.

Topography within the Coastal Zone ranges from 10 to 320 feet above sea level, with variable hills that provide limited views of the San Elijo Lagoon Ecological Reserve and surrounding neighborhoods. San Elijo Lagoon is adjacent to the northwest boundary of the County's Coastal Zone. Escondido Creek runs through the northwest area of the County's Coastal Zone and serves as a freshwater connector between San Elijo Lagoon and the Carlsbad Watershed.

A majority of the County's Coastal Zone is built out and primarily consists of rural to semi-rural estate residential development, with pockets of coastal access and recreation, and connectivity to the shoreline provided through recreational areas, and trails and pathways, as shown on Figure 3, Existing Land Uses. The County's Coastal Zone contains the western portion of the Rancho Santa Fe Covenant<sup>1</sup> (approximately 285 acres), as well as the Sun Valley and Vicinity subarea in the southern portion of the Coastal Zone. San Dieguito Regional Park (San Dieguito Park) constitutes the largest block of open space park for recreational use, while the northern portion of the County's Coastal Zone contains an open space preserve adjacent to San Elijo Lagoon. The County's Coastal Zone also contains small-scale agricultural and commercial uses.

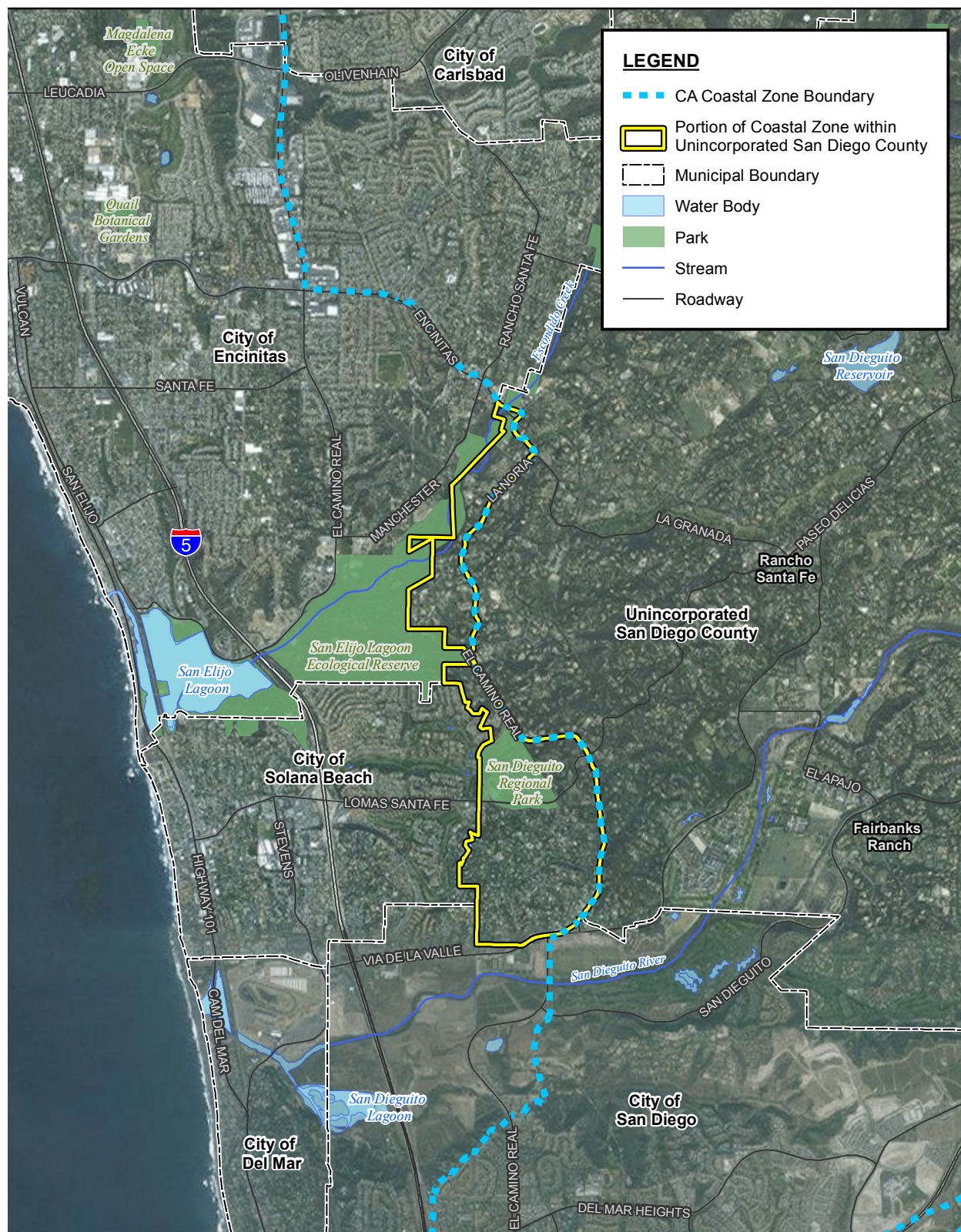
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<sup>1</sup> The Rancho Santa Fe Protective Covenant, established in 1928, is an agreement among property owners to preserve the character of the community and uphold the quality of future architecture.

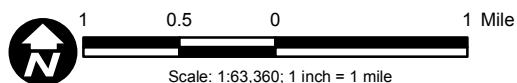








Source: SanGIS 2016; NAIP 2014.



**Figure 2**  
**Local Context**