

Property Drainage Easements



➤ Protecting the Residents of San Diego County from Flooding

San Diego County homeowners are sometimes surprised to learn when there is an easement on their property. Furthermore, when they are made aware of these easements, many do not understand their purpose or the role that they play.

Easements are areas of privately owned lots that are granted for use by other entities. For instance, the **San Diego County Flood Control District (District)** is sometimes granted the right to use specific parts of privately owned lots to access or maintain drainage structures. To ensure public safety and awareness, the District created this flyer to share with private property owners and the general public.

Types of Easements

There are many types of easements, including:

➤ Drainage Easement

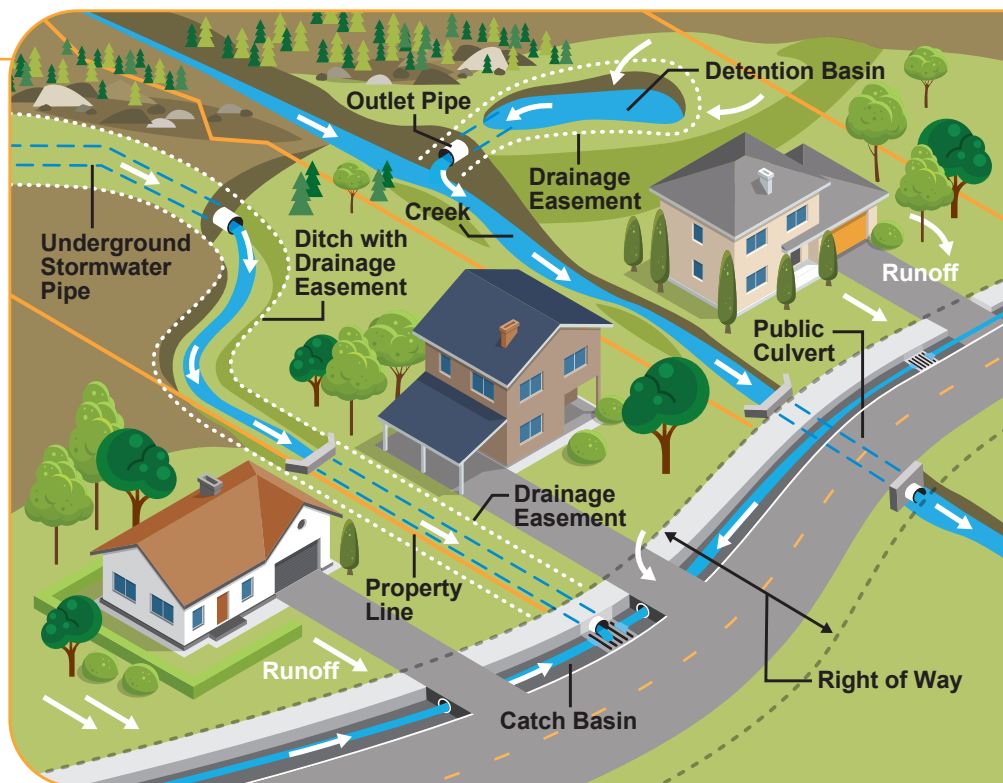
Drainage Easements grant the District the right to access, install, and maintain drainage structures (e.g., open channels, basins, inlets, and storm drains).

➤ Access Easement

Access Easements grant the District the right to use a portion of a homeowner's property to access a drainage structure.

➤ Flowage Easement

Flowage Easements identify private property areas likely to be flooded during large storms. They grant the District the authority to require new and re-developments to meet the flood protection standards in the Flood Damage Prevention Ordinance.



Any proposed permanent work within a District easement requires District approval. This includes grading or placement of fences, sheds, garages, pools, and other structures.

➤ **These easements help the District minimize flood risks and support public safety.** Without them, residents can face safety and economic risks due to flooding.



Maintain Your Easement

Keeping easements functional is key to minimizing flood related issues. For homeowners that have District easements on their properties, it is critical to be aware of the type of easement, as well as the limitations to using the easement area. Below are some best practices that a private property owner should take:

> **Keep Easements Free of Any Obstructions and Structures**

No structures shall be built within a District easement (e.g., sheds, buildings, decks). Any work within a District easement may require a permit. The District must be consulted for any proposed work within the District easement (e.g., fencing, pavement, landscaping, vegetation).

> **Get Easement Details**

Check your property records for easement details before performing any home improvements and consult with the County of San Diego for any permits that may be required.

> **Check Drainage**

Maintain the natural drainage patterns within the easement.

> **Get Permits**

If proposing any work within a District easement, an encroachment permit through the District is required. Contact the District for guidance on obtaining an encroachment permit, prior to performing any work and/or installing any improvements within the easement.

County staff will periodically access the easement on your property to perform regular inspections and maintenance required to ensure they are functioning as intended to minimize flood risk.



Learn More About Your Easement

To check if you have an easement on your property, you can:

> **Search the Online Survey Records System**

Go to srs.sandiegocounty.gov. If you need assistance on how to use the Survey Records System, click on the Tip Sheet or call (858) 694-3253.

> **Visit the County Operations Center**

Go to 5510 Overland Ave., San Diego, CA – 2nd Floor Cartographic Services to research records and get assistance.

It is also important to read the detailed language for the easement on your property and understand its specifics.

Additional Information

Thank you for doing your part to prevent flooding and keeping the public safe.

The County of San Diego is here to help! For more information on easements, please go to www.sandiegocounty.gov/content/sdc/dpw/flood.html. If you are in need of assistance, please use the following resources:

> **San Diego County Flood Control District**

(858) 495-5318 | www.sandiegocounty.gov/content/sdc/sdcfcd/

> **Section 87.602(c) from the County's Ordinance**

https://codelibrary.amlegal.com/codes/san_diego/latest/sandiego_regs/0-0-0-88278

> **Tell Us Now App**

(858) 495-5318 | www.sandiegocounty.gov/content/sdc/dmpr/gfx/appcenter/index.html

