

# PRIVATE PROPERTY DISPUTES: CONFLICT RESOLUTION GUIDE



Sometimes actions taken by community members on their property can impact neighboring properties. If issues like non-stormwater or sediment impacts do not reach County infrastructure (the road or storm drains), they are civil matters which need to be handled by the property owners. The State of California regulates some private property activities, but the County of San Diego does not have jurisdiction over these types of disputes. **The County created this guide to support private property-to-property conflict resolution related to flooding, erosion, and runoff.**

## COMMON NEIGHBOR-TO-NEIGHBOR DISPUTES

Landscape changes that impact vegetation, structural integrity, or aesthetics can lead to conflicts between neighbors in the event that more water or sediment flows onto a nearby property. These changes can include replacing plants with concrete, drainage alterations, or adding a living space. Here are the typical causes of neighbor-to-neighbor disputes:



**Flooding** due to upstream landscape changes.



**Erosion** bringing sediment or stockpiled manure to downstream properties.



**Higher runoff velocity** caused by more concrete or other impermeable surfaces being added to upstream properties.

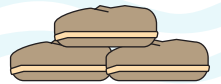
**We appreciate your efforts in resolving private property-to-property disputes while protecting our waterways. These civil matters can be challenging, but we hope these resources can help solve any issues that arise quickly and cost-effectively.**

## SOLUTIONS

Below are some free or low-cost resources that may help you prevent property damage and reduce erosion. They include:

### Sandbags

Fire departments across San Diego County have free sand and sandbags available to help prevent flooding. Look up which fire stations have sand and bags near you at:



[www.alertsandiego.org/en-us/preparedness/flooding.html](http://www.alertsandiego.org/en-us/preparedness/flooding.html)

### Rebates

The County of San Diego Waterscape Rebate Program helps reimburse residents for rain barrels, turf replacement, smart irrigation controllers, rain-friendly pavement, and more:



[www.sandiegocounty.gov/content/sdc/dpw/watersheds/RebatesIncentives.html](http://www.sandiegocounty.gov/content/sdc/dpw/watersheds/RebatesIncentives.html)

If you can't address the problem on your own, get help here:

### National Conflict Resolution Center (NCRC)

- Avoid costly litigation by utilizing the NCRC mediation services or conflict resolution resources: [www.ncrconline.com](http://www.ncrconline.com).
- The NCRC has been successful in resolving conflicts by identifying shared objectives and developing solutions to fix environmental challenges.

