
County of San Diego Local Coastal Program

San Dieguito Land Use Plan

A supplement to the San Dieguito Community Plan
and Part VI-A of the San Diego County General Plan

Adopted
July 21, 1982
GPA82-03
Amended
September 7, 1988
GPA88-02

Adopted
August 3, 2011

CERTIFICATE OF ADOPTION

I hereby certify that this Land Use Plan, consisting of text and exhibits, is part of the San Dieguito Community Plan, which is a part of the San Diego County General Plan, and that it was considered by the San Diego County Planning Commission during nine hearings that occurred from November 6, 2009 through the 20th day of August 2010, and adopted by the San Diego County Board of Supervisors on the 3rd day of August 2011.



Attest:

ERIC GIBSON, Director
Department of Planning and Land Use

Table of Contents

Introduction	1
Policy Group 00/10: Coastal Access	2
Policy Group 20: Environmentally Sensitive Habitats.....	4
Policy Group 30: Water and Marine Resources	7
Policy Group 60: Visual Resources and Special Communities	11
County of San Diego Coastal Zone Map	17

This page intentionally left blank

Introduction

PURPOSE

The California Coastal Act of 1976 declares that “to achieve maximum responsiveness to local conditions, accountability, and public accessibility it is necessary to rely heavily on local government and local land use planning procedures and enforcement” in carrying out the State’s coastal objectives and policies. To this end, the Act directs each local government lying wholly or partly within the coastal zone to prepare a Local Coastal Program (LCP) for its portion of the coastal zone.

The Local Coastal Programs consist of two parts; the plan and implementation phases. This document, along with accompanying maps, and other pertinent parts of the existing County General Plan are intended to constitute the “plan” part of the County’s LCP for the San Dieguito coastal zone.

EFFECT OF THIS PLAN (PART II)

This part is intended to apply only to the coastal (zone) portion of the San Dieguito Community Plan. Where any policies or maps herein are inconsistent with the existing San Dieguito Community Plan (Part I) the provisions of this part shall prevail.

ABOUT THIS DOCUMENT

This document consists of text and four (4) maps. Together they represent both the Local Coastal Plan for the San Dieguito coastal zone and an amendment to the San Dieguito Community Plan.

The text includes a series of policies for a number of subject areas related to State coastal policies set forth in the Coastal Act. It also contains the rationale, including the basis of the Coastal Act, leading to the proposed policies.

The maps illustrate (1) overlay designations where special restrictions or actions are required, (2) coastal access component, and (3) the visual resources component.

Policy Group 00/10: Coastal Access

POLICY 01 SHORELINE ACCESS - GENERAL

Because

Article X, Section 4 of the California Constitution directs that access to navigable water shall "...always be attainable for the people thereof" and that "...the legislature shall enact such law as will give the most liberal construction to this provision" (emphasis added); and

- (A) The California Coastal Act of 1976 requires that "...maximum access (to the shoreline)...shall be provided for all people..." (C.A. 30210); and
- (B) California beaches are a national recreational resource, and in San Diego County, beaches attract more people than any other recreational facility; and
- (C) There is no longer any shoreline in the unincorporated area, but actions in the unincorporated area may affect access to the shoreline.

THE COUNTY WILL CONTINUE TO ACTIVELY PROTECT AND DEFEND THE PUBLIC'S CONSTITUTIONALLY GUARANTEED RIGHT OF PHYSICAL ACCESS TO THE SHORELINE.

POLICY 02 ALTERNATIVE MODES OF TRAVEL FOR COASTAL RECREATION

Because

- (A) Only eight percent of the person trips to recreational sites within the coastal zone are currently made by modes other than automobiles; and
- (B) Direct automobile access to the coast and Pacific Coast Highway is limited to La Costa Avenue, Leucadia Boulevard, Encinitas Boulevard, and Via de la Valle; and
- (C) The County contributes to the support of transit operations;

THE COUNTY WILL ACTIVELY SUPPORT INTEGRATED TRANSPORTATION MEASURES APPLICABLE TO THE COUNTY COASTAL AREA TARGETING APPROXIMATELY 20 PERCENT OF THE COASTAL RECREATIONAL TRIPS BY NON-AUTOMOBILE MODES, INCLUDING TRANSIT, BICYCLE, AND PEDESTRIAN MODES.

POLICY 03 PUBLIC TRANSIT SERVICE AND FUNDING

Because:

- (A) Sections 30500(a) and 30252(1) and (2) of the Coastal Act of 1976 require a public access component to assure maximum access to the coast by public transit; and
- (B) The types of improvements expected include facilitating the provision or extension of transit service, and assuring the potential for public transit for high intensity uses; and
- (C) Public transit facilities could substantially reduce congestion, as well as total vehicle miles traveled in and to the Coastal Zone; and
- (D) Additional funding is necessary for the implementation of new service and improvement of existing service;

THE COUNTY WILL SUPPORT INCREASED PUBLIC TRANSPORTATION SERVICE AND FUNDING IN RELATION TO THE UNINCORPORATED COUNTY AREA WITHIN THE COASTAL ZONE.

POLICY 04 BICYCLE USE

Because

- (A) Section 30252(3) of the Coastal Act requires the enhancement of coastal access through provision of non-automobile circulation; and
- (B) Bicycle use provides an environmentally desirable mode of local transportation; and
- (C) The use of bicycles relieves traffic congestion and reduces parking requirements;

THE COUNTY WILL SUPPORT THE DEVELOPMENT OF ADDITIONAL BICYCLE FACILITIES IN THE COASTAL ZONE, WITH THE CONSTRUCTION OF BICYCLE ROUTES ON EL CAMINO REAL FROM THE SAN DIEGO CITY BOUNDARY TO LINEA DEL CIELO AND ON LIENA DEL CIELO DRIVE FROM SUN VALLEY ROAD TO EL CAMINO REAL (design and construction of bicycle routes should be in accordance with Policy Groups 20 and 30 and Policy 73).(See Access Component Map).

POLICY 05 COUNTY MOBILITY ELEMENT PRIORITIES

Because

- (A) The Mobility Element depicts corridors for public mobility and access; and
- (B) The Mobility Element serves to designate roads for future improvement; and
- (C) The Mobility Element is implemented through a multi—year capital improvement program and annual work program;

THE COUNTY WILL EMPHASIZE ROAD CONSTRUCTION PROJECTS WHICH SERVE THE COAST BY INCLUDING COASTAL ACCESS AS PART OF THE CRITERIA USED FOR PRIORITIZING THOSE ROUTES IDENTIFIED IN THE MULTI—YEAR CAPITAL IMPROVEMENT PROGRAM. (See Access Component Map)

Policy Group 20: Environmentally Sensitive Habitats

POLICY 21 HABITAT PROTECTION

Because

- (A) The Coastal Act defines environmentally sensitive habitats as "...areas where plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in the ecosystem and which could be easily disturbed or degraded by human activities." (Sec. 30240(A)); and requires that they shall be protected against any significant disruption; and
- (B) The Coastal Act states that "development in areas adjacent to environmentally sensitive habitat areas...shall prevent impacts on such areas and be compatible with continuance of such habitat areas." (Sec. 30240 (b)); and
- (C) Actions taken on land in the unincorporated area may impact environmentally sensitive habitats in coastal cities;

THE COUNTY WILL, WITHIN ITS JURISDICTION, PRESERVE THE INTEGRITY, FUNCTION, PRODUCTIVITY AND LONG TERM VIABILITY OF ENVIRONMENTALLY SENSITIVE HABITAT AREAS WITHIN THE COASTAL ZONE, INCLUDING LAGOONS, RIPARIAN AREAS, COASTAL SAGE SCRUB, AND COASTAL MIXED CHAPARRAL HABITATS. (See Land Use Map, Special Circumstances Overlays Map, Policies 22, 23, 24, 25, 26, 31, 32, and 73)

POLICY 22 COASTAL MIXED CHAPARRAL AND COASTAL SAGE SCRUB

Because

- (A) Coastal Mixed Chaparral is a unique vegetation type found only on a narrow strip near the coast from South Carlsbad to Torrey Pines which once covered much of the San Dieguito coastal area, but now occupies less than 900 acres; and
- (B) Coastal Mixed Chaparral supports more than a dozen rare and endangered plant species, many found only in this habitat, and has one of the highest concentrations of such plants in California; and
- (C) Coastal Mixed Chaparral is the main upland wildlife habitat remaining in the San Dieguito coastal zone; and
- (D) Coastal Sage Scrub contains a number of rare and endangered species and about 70% of this habitat has been lost countywide; and
- (E) Coastal Mixed Chaparral and Coastal Sage Scrub are the primary natural vegetation on inland slopes and scarps, creating a unique natural character to the San Dieguito coastal area;

THE COUNTY WILL MINIMIZE DEVELOPMENT IMPACTS ON COASTAL MIXED CHAPARRAL AND COASTAL SAGE SCRUB ENVIRONMENTALLY SENSITIVE HABITATS BY PRESERVING WITHIN THE MAJOR INLAND BLUFF SYSTEMS, ALL NATIVE VEGETATION ON NATURAL SLOPES OF 25% GRADE AND OVER. A MODIFICATION FROM THIS POLICY MAY BE PERMITTED UPON A FINDING THAT STRICT APPLICATION THEREOF WOULD PRECLUDE ANY REASONABLE USE OF

THE PROPERTY. THIS POLICY SHALL NOT APPLY TO CONSTRUCTION OF ROADS OF THE COUNTY'S MOBILITY ELEMENT EXCEPT TO THE EXTENT THAT ADVERSE IMPACTS ON HABITAT SHOULD BE MINIMIZED TO THE DEGREE FEASIBLE. (Note: See Policy 73.3 for further explanation).

POLICY 23 DEVELOPMENT CRITERIA FOR COASTAL MIXED CHAPARRAL AND COASTAL SAGE SCRUB AREAS

THE COUNTY WILL CONTROL DEVELOPMENT DESIGN ON COASTAL MIXED CHAPARRAL AND COASTAL SAGE SCRUB ENVIRONMENTALLY SENSITIVE HABITATS BY REQUIRING ALL PARCELS OVER 10 ACRES IN SIZE CONTAINING MAJOR CONCENTRATIONS OF THESE HABITATS TO BE DEVELOPED THROUGH THE PLANNED DEVELOPMENT PROCEDURE OF THE COUNTY ZONING ORDINANCE. THE FOLLOWING GUIDELINES WILL BE USED TO EVALUATE PROJECTS FOR APPROVAL:

1. CONSERVATION OF AS MUCH EXISTING CONTIGUOUS AREA OF COASTAL MIXED CHAPARRAL OR COASTAL SAGE SCRUB AS FEASIBLE WHILE PROTECTING THE REMAINING AREAS FROM HIGHLY IMPACTING USES.
2. MINIMUM FRAGMENTATION OR SEPARATION OF EXISTING CONTIGUOUS NATURAL AREAS.
3. CONNECTION OF EXISTING NATURAL AREAS WITH EACH OTHER OR OTHER OPEN SPACE AREAS ADJACENT TO MAINTAIN LOCAL WILDLIFE MOVEMENT CORRIDORS.
4. MAINTENANCE OF THE BROADEST POSSIBLE CONFIGURATION OF NATURAL HABITAT AREA TO AID DISPERSAL OF ORGANISMS WITHIN THE HABITAT.
5. CLUSTERING OF RESIDENTIAL OR OTHER USES OUTSIDE OF OR NEAR THE EDGES OF THE NATURAL AREAS RATHER THAN DISPERSING SUCH USES WITHIN THE NATURAL AREAS.
6. CONSERVATION OF THE WIDEST VARIETY OF PHYSICAL AND VEGETATIONAL CONDITIONS ON SITE TO MAINTAIN THE HIGHEST HABITAT DIVERSITY.
7. DESIGNING OF DEVELOPMENT, WITH ADJACENT USES GIVEN CONSIDERATION, TO MAXIMIZE CONFORMANCE TO THESE GUIDELINES.
8. PRESERVING RARE AND ENDANGERED SPECIES ON SITE RATHER THAN BY TRANSPLANTATION OFF SITE.

(See Land Use Map, Special Circumstances Overlay Map, and Policy 73)

POLICY 24 RIPARIAN HABITAT

Because

- (A) The only remaining areas of significant riparian habitat in the San Dieguito Coastal Zone are related to the floodplain of Encinitas Creek and Escondido Creek; and
- (B) Riparian habitat is an extraordinarily rich habitat for resident and migratory wildlife, especially song birds and birds of prey, and serve as critical animal migration corridors;

THE COUNTY WILL PROHIBIT SIGNIFICANT DISRUPTION OF RIPARIAN HABITAT. (See Land Use Map and Policy 71)

POLICY 25 ENCINITAS BACCHARIS

Because

- (A) Encinitas Baccharis is an extremely rare and endangered plant, with less than 500 individuals known; and
- (B) This plant occurs primarily in the Coastal Mixed Chaparral vegetation of the San Dieguito coastal zone; and
- (C) Continued development will eventually cause its extinction, unless some existing habitats are preserved;

THE COUNTY WILL INVESTIGATE THE ESTABLISHMENT OF ONE OR MORE PRESERVES FOR ENCINITAS BACCHARIS OF SUFFICIENT SIZE TO ENSURE PERPETUATION OF THE SPECIES.

Policy Group 30: Water and Marine Resources

POLICY 31 PREVENT FURTHER DEGRADATION OF WETLANDS

Because

The Coastal Act directs that: “Marine resources shall be maintained, enhanced, and restored”; that special protection be given to areas of special biological significance, that uses shall sustain biological productivity and maintain healthy populations of all species of marine organisms for the long term (C.A. 30230); and

- (A) The Coastal Act requires that biological productivity and quality of coastal waters, streams, wetlands, and estuaries shall be maintained and restored by controlling runoff, continuing surface flow, maintaining natural vegetation, and minimizing natural stream alteration (C.A. 30231); and
- (B) Batiquitos and San Elijo Lagoons have been recognized as resources of national, state—wide and regional concern for their habitat value of special biological significance for resident and migratory waterbirds along the Pacific Flyway and for several endangered species;

THE COUNTY WILL, WITHIN ITS JURISDICTION, PRESERVE THE FUNCTION OF BATIQUITOS AND SAN ELIJO LAGOONS AND THEIR IMMEDIATELY ADJACENT UPLANDS AS A VIABLE WETLAND ECOSYSTEM AND HABITAT FOR RESIDENT AND MIGRATORY WILDLIFE BY PROHIBITING ACTIONS WHICH:

1. INVOLVE WETLAND FILL OR INCREASE SEDIMENTATION INTO WETLANDS;
2. ADVERSELY DECREASE STREAM FLOW INTO THE WETLANDS;
3. ADVERSELY AFFECT EXISTING WILDLIFE HABITATS; AND BY ENCOURAGING PUBLIC ACQUISITION OF PRIVATELY HELD PORTIONS OF SUITABLE AREAS SURROUNDING SAN ELIJO LAGOON (See Policy 71).

POLICY 32 REDUCE SEDIMENTATION

THE COUNTY WILL REDUCE THE RATE OF SEDIMENTATION OF THE SAN ELIJO AND BATIQUITOS LAGOONS BY FORMULATING PROCEDURES FOR CONTROLLING RUNOFF AND EROSION ASSOCIATED WITH UPLAND GRADING AND DEVELOPMENT. (See Policy 74 and Special Circumstances Overlays Map)

POLICY 41 DEFINITION OF PRIME AGRICULTURE

Because

- (A) The Coastal Act requires that “The maximum amount of prime agricultural land shall be maintained in agricultural production to assure protection of the areas agricultural economy...” (C.A. 30241); and
- (B) The definition of prime agricultural land utilized by the Coastal Commission is based primarily on soil classification ratings and on the ability of an agricultural operation to produce an annual gross crop value of \$200 or more per acre; and
- (C) There are virtually no prime soils in the San Dieguito Coastal Zone; and

- (D) The floriculture industry comprises by far the greatest share of the area's annual agricultural crop value; and
- (E) The San Diego County coastal area is uniquely suited by climate for the production of winter truck crops and tomatoes; and
- (F) The San Dieguito Coastal Zone contains land suitable for the production of food products and the conservation of food producing lands is in the local and national interest;

FOR THE PURPOSES OF THE LOCAL COASTAL PROGRAM, PRIME AGRICULTURE IS DEFINED AS LAND IN THE SAN DIEGUITO COASTAL ZONE PRESENTLY PRODUCING OR WITH THE FUTURE POTENTIAL FOR FLOWER CULTURE AND COMMERCIAL PRODUCTION OF FOOD CROPS.

POLICY 42 PRIME AGRICULTURE – LONG TERM PRESERVATION

Because

- (A) Large concentration of land in the San Dieguito Coastal Zone which are well suited for the commercial production of food crops are not significantly impacted by urban development and have recently been under cultivation; and
- (B) The establishment of a Farm Cooperative can reduce operating and marketing costs of members who pool funds, share costs, and purchase large quantities of supplies at discount rates; and
- (C) A flower auction offers increased points of contact between the flower producers and buyers; and
- (D) Both cooperative mechanisms provide a means to organize a united effort for enlarging and improving advertising and marketing campaigns;

THE COUNTY WILL SUPPORT EFFORTS OF THE FLORICULTURE INDUSTRY AND/OR THE UNIVERSITY OF CALIFORNIA EXTENSION SERVICE IN ESTABLISHING A FARM COOPERATIVE AND/OR FLOWER AUCTION IN THE SAN DIEGUITO COASTAL ZONE. THE COUNTY WILL ALSO ENCOURAGE AND SUPPORT THE ESTABLISHMENT OF A HORTICULTURAL PARK IN THE SAN DIEGUITO AREA WHICH MAY INCLUDE THE FOLLOWING:

1. A LARGE BLOCK OF SUITABLE LAND PRESENTLY COMMITTED FOR LONG-TERM AGRICULTURAL USE WOULD BE DESIGNATED A HORTICULTURAL PARK.
2. THE PROGRAM WOULD BE DEVELOPED AND ADMINISTERED BY THE LAND OWNER (PUBLIC OR PRIVATE) AND WOULD BE OPERATED AS A PROFIT-MAKING ENTERPRISE.
3. LAND WITHIN THE DESIGNATED AREA WOULD BE SUBDIVIDED INTO APPROPRIATE SIZED PARCELS FOR THE PURPOSE OF ASSIGNING INDIVIDUAL LAND LEASES TO FIRMS SEEKING LOCATIONS.
4. THE BUILDING PERMIT PROCESS WOULD BE STREAMLINED TO ENCOURAGE THE CONSTRUCTION OF GREENHOUSE STRUCTURES AND SUPPORT FACILITIES WITHIN THE PARK.
5. SPECIAL GROUP SERVICES WOULD BE PROVIDED AS WARRANTED BY THE NUMBER OF FIRMS LOCATING WITHIN THE PARK. THESE SERVICES

COULD INCLUDE EXCESS TRASH COLLECTION, COOPERATIVE SUPPLIES PURCHASING, CONSOLIDATED SHIPPING, COMMON WAREHOUSING OR SUPPLIES, WORKER HOUSING AND SUPPORT SERVICES, AND SO ON.

6. A WATER RECLAMATION PROJECT WOULD BE INVESTIGATED AT THE OUTSET OF THE DEVELOPMENT TO DETERMINE THE FEASIBILITY OF CONTROLLING RUNOFF, PROVIDING FOR WATER NEEDS AND THEREBY REDUCING RELIANCE ON IMPORTED WATER, AND MAINTAINING THE ADJACENT ECOLOGICAL SYSTEMS.

POLICY 46 OPPOSE MUNICIPAL AND SEWER DISTRICT ANNEXATIONS

THE COUNTY OPPOSES ANNEXATIONS OF LAND DESIGNATED FOR AGRICULTURAL USE TO MUNICIPALITIES OR TO SEWER SERVICE DISTRICTS. EXCEPTIONS TO THIS POLICY SHOULD BE BASED ON SPECIAL CIRCUMSTANCES SUCH AS ANY OF THE FOLLOWING:

1. ASSURANCE BY THE ANNEXING JURISDICTION THAT THE LAND WILL CONTINUE TO BE REGULATED FOR LONG-TERM AGRICULTURAL USE.
2. EVIDENCE OF SIGNIFICANT UNRESOLVABLE LAND USE CONFLICT BECAUSE OF FLIES, ODORS, PESTICIDES, OR OTHER EXTERNALITIES INCIDENTAL TO THE AGRICULTURAL USE.
3. EVIDENCE THAT OTHER LANDS NOT DESIGNATED FOR AGRICULTURAL USE BUT SUITABLE FOR ANNEXATION HAVE ALREADY BEEN ANNEXED BY THE JURISDICTION.
4. EVIDENCE THAT THE CONTINUED LOGICAL GROWTH OF THE ANNEXING JURISDICTION WOULD BE CONSTRIINED WHEN SUCH GROWTH IS DEEMED NECESSARY BECAUSE OF THE EXTENT OF DEVELOPMENT OF VACANT LANDS ALREADY WITHIN THE JURISDICTION.
5. EVIDENCE THAT THE ANNEXATION IS NECESSARY FOR THE PROVISION OF IRRIGATION.

POLICY 47 SUPPORT AGRICULTURAL WATER RATE POLICIES

THE COUNTY SUPPORTS THE POLICY OF THE METROPOLITAN WATER DISTRICT AND ITS MEMBER AGENCIES TO PROVIDE WATER TO AGRICULTURAL USERS AT A LOWER RATE THAN TO DOMESTIC USERS, AND RECOMMENDS THAT THE METROPOLITAN WATER DISTRICT OFFER ITS AGRICULTURAL WATER RATE ONLY TO LANDS DESIGNATED FOR AGRICULTURAL USE BY THE GENERAL PLAN OF THE CITY OR COUNTY IN WHICH THE LAND IS LOCATED. THE COUNTY ALSO ENCOURAGES THE SAN DIEGO COUNTY WATER AUTHORITY AND THE LOCAL RETAIL WATER AGENCIES TO CONSIDER ADDITIONAL REDUCTIONS IN THE AGRICULTURAL WATER RATE.

POLICY 48 REDUCE RELIANCE ON IMPORTED WATER

THE COUNTY WILL TAKE MEASURES TO REDUCE THE RELIANCE OF LOCAL WATER USERS ON IMPORTED WATER. THE COUNTY WILL SEEK REDUCTIONS IN PER CAPITA WATER CONSUMPTION AND WILL SUPPORT RECLAIMING SEWAGE EFFLUENT FOR RE-USE AND CAPTURING RUN-OFF IN APPROPRIATE AREAS.

POLICY 49 ADVISE THE FEDERAL GOVERNMENT OF LOCAL NEEDS

THE COUNTY INTENDS TO KEEP THE FEDERAL GOVERNMENT WELL INFORMED OF LOCAL RELIANCE ON A FOREIGN LABOR FORCE AND THE EFFECTS OF SUCH RELIANCE. THE COUNTY WILL ENSURE THAT FEDERAL OFFICIALS ARE COGNIZANT OF LOCAL NEEDS SO THAT ANY CHANGES TO FEDERAL IMMIGRATION LAWS AND POLICIES WILL NOT BE MADE WITHOUT CONSIDERATION OF THESE NEEDS.

POLICY 50 SUPPORT AGRICULTURAL EDUCATION AND REGULATORY PROGRAMS

THE COUNTY WILL CONTINUE TO SUPPORT THE FARM ADVISOR AND THE AGRICULTURAL COMMISSIONER IN THEIR RESPECTIVE EDUCATIONAL AND REGULATORY ROLES IN PROVIDING ADVISE TO AGRICULTURISTS AND HOME GARDENERS, DIRECTING THE 4-H PROGRAM, AND ENSURING THAT PESTICIDES ARE PROPERLY USED.

Policy Group 60: Visual Resources and Special Communities

POLICY 61 VISUAL ACCESS TO VIEWS AND VISTAS

Because

- (A) Sections 30210, 30212, and 30251 of the Coastal Act mandate the protection and enhancement of scenic and visual qualities of coastal areas as a resource of public importance; and
- (B) The quality of views and vistas as coastal resource in the San Dieguito area is unique; and
- (C) There is currently the opportunity to secure and preserve these resources for public use;

THE COUNTY, WITH THE ASSISTANCE OF THE STATE, FEDERAL AND REGIONAL AGENCIES SHALL MAINTAIN, AND WHERE NECESSARY, UPGRADE THE FOLLOWING EXISTING VISTA POINTS:

VISTA POINT LOCATION NO.

- 29 UPPER PARKING LOT AT SAN DIEGUITO COUNTY PARK
- 30 PULL—OFF ON LINEA DEL CIELO, SAN DIEGUITO COUNTY PARK

POLICY 62 VISTA POINT VIEW SHEDS

Because;

- (A) The quality and integrity of a vista point depends on the maintenance of a view shed; and
- (B) There is currently the potential for development within the view shed of existing and proposed vista points which could result in the degradation of the view shed;

THE COUNTY WILL DESIGNATE “CRITICAL VIEW SHED” OVERLAY AREAS WITHIN WHICH THE CHARACTER OF DEVELOPMENT WOULD BE REGULATED TO PROTECT THE INTEGRITY OF THE VISTA POINTS ACCORDING TO THE FOLLOWING CRITERIA (See Visual Resources Plan Map):

1. CRITICAL VIEW SHED AREAS SHOULD MEET THE FOLLOWING REQUIREMENTS:
 - a. EXTEND RADially FOR 2,000 FEET (610M) FROM THE VISTA POINT;
 - b. COVER AREAS UPON WHICH DEVELOPMENT COULD POTENTIALLY OBSTRUCT, LIMIT, OR DEGRADE THE VIEW.
2. DEVELOPMENT WITHIN THE CRITICAL VIEW SHED AREA SHOULD BE SUBJECT TO DESIGN REVIEW BASED ON THE FOLLOWING:
 - a. BUILDING HEIGHT, BULK, ROOF LINE AND SCALE SHOULD NOT OBSTRUCT, LIMIT OR DEGRADE THE EXISTING VIEWS;
 - b. LANDSCAPING SHOULD NOT, AT MATURITY, OBSTRUCT VIEWS;

- c. LANDSCAPING SHOULD BE LOCATED TO SCREEN ADJACENT UNDESIRABLE VIEWS (PARKING LOT AREAS, MECHANICAL EQUIPMENT, ETC.).

IN ADDITION, ALL DEVELOPMENT AND OTHER ACTIVITIES OTHERWISE PERMITTED SHALL CONFORM TO THE FOLLOWING:

- ALL DEVELOPMENT SHALL BE SUBJECT TO THE PLANNED DEVELOPMENT AREA REGULATIONS OF THE ZONING ORDINANCE.
 - ANY LAND SHOWN ON THE OVERALL DEVELOPMENT PLAN TO BE REVISED FOR AGRICULTURE SHALL BE PERMANENTLY PROTECTED FOR SUCH USE BY AN APPROPRIATE ENFORCEABLE RESTRICTION.
 - AREAS SHOWN AS RESERVED FOR AGRICULTURE ON THE OVERALL DEVELOPMENT PLAN SHALL BE A MINIMUM OF 40 CONTIGUOUS ACRES IN SIZE.
 - NEW DEVELOPMENT SHALL BE LOCATED AND CLUSTERED SO AS TO INHIBIT AS LITTLE AS POSSIBLE THE CONTINUED AGRICULTURAL USE OF THE LAND RESERVED FOR THAT PURPOSE AND, WHERE FEASIBLE, SHALL BE LOCATED ADJACENT TO EXISTING DEVELOPMENT OR AREAS PLANNED FOR DEVELOPMENT.
 - IN SELECTING AREAS FOR DEVELOPMENT, LANDS LEAST SUITABLE FOR AGRICULTURAL PRODUCTION SHALL RECEIVE PREFERENCE. LAND BEST SUITED FOR AGRICULTURAL PRODUCTION IS DEFINED AS LAND CONTAINING CLASS I—IV SOILS ON SLOPES UNDER 10% AND IS EITHER CURRENTLY IN AGRICULTURAL PRODUCTION OR HAS THE POTENTIAL FOR THE PRODUCTION OF FOOD CROPS.
 - ALL DEVELOPMENT AND OTHER ACTIVITIES MUST CONFORM TO OTHER APPLICABLE POLICIES OF THIS PLAN.
1. BUFFER AREA - TO THE DEGREE POSSIBLE, BUFFER ZONES WITHIN AREAS ASSIGNED THE "AGRICULTURAL CROPLAND" DESIGNATION SHALL BE ESTABLISHED BETWEEN AREAS IN FIELD CROPS AND THE OUTER BOUNDARY OF THE DESIGNATION, AND BETWEEN FIELD CROP AREAS AND ANY RESIDENTIAL SUBDIVISIONS WITHIN THE DESIGNATION. USES WITHIN SUCH BUFFER ZONES ARE LIMITED TO ENCLOSED AGRICULTURAL OPERATIONS OR OPEN AGRICULTURAL CROPS WHICH DO NOT REQUIRE APPLICATION OF PESTICIDES, OR MAY BE LEFT IN OPEN SPACE.
 2. DEEDS FOR RESIDENTIAL LOTS OR DWELLING UNITS CREATED IN AREAS DESIGNATED AGRICULTURAL CROPLAND SHOULD CONTAIN A CLAUSE STATING THAT SUCH LOTS OR DWELLING UNITS ARE LOCATED IN CLOSED PROXIMITY TO AGRICULTURAL LAND THAT IS DESIGNATED TO REMAIN AGRICULTURAL USE, AND THAT THERE COULD BE SOME ADVERSE IMPACTS ON SUCH LOTS OR DWELLING UNITS FROM AGRICULTURAL OPERATIONS.
 3. ROADS – NO ROADS OTHER THAN FARM ACCESS ROADS SHALL BE CONSTRUCTED ACROSS AGRICULTURAL LANDS UNLESS SUCH ROAD PROPOSALS INCLUDE MITIGATION MEASURES (SUCH AS CONTROLS ON ACCESS AND COVENANTS PRESERVING AGRICULTURAL USE) THAT ASSURE THE CONTINUED LONG-TERM VIABILITY OF AGRICULTURAL USES.

POLICY 72 PLANNED DEVELOPMENT

Because

There are lands in the San Dieguito Coastal Zone that are suitable for urban development but also encompass significant coastal resources and concerns; and

Development of such lands must respect coastal resources and concerns that exist on or adjacent to the site;

THE COUNTY HAS APPLIED THE PLANNED DEVELOPMENT (PD) DESIGNATION TO LANDS WHICH, DUE TO THEIR SENSITIVE NATURE, SHOULD ONLY BE DEVELOPED THROUGH THE PLANNED DEVELOPMENT PROCESS OF THE COUNTY ZONING ORDINANCE. (See Policy 73.2 (b)).

POLICY 73 COASTAL RESOURCE PROTECTION OVERLAY

Because

The Coastal Act requires that special attention be given to conservation of coastal resources and to problems associated with run-off, drainage, erosion, and siltation control; and

The usual regulatory processes, procedures, standards and criteria are generally, but not entirely, sufficient to address these concerns to the extent implied by the Coastal Act;

THE COUNTY HAS ADOPTED, IMPLEMENTED AND WILL MAINTAIN A "COASTAL RESOURCE PROTECTION OVERLAY" CATEGORY IN ORDER TO ASSURE THAT DEVELOPMENT, USE, OR ALTERATION OF LAND WITHIN MAJOR AREAS OF ENVIRONMENTAL SENSITIVITY, STEEP SLOPES, MAJOR DRAINAGEWAYS, AND OF OUTSTANDING SCENIC QUALITY IS REVIEWED AND APPROVED IN ACCORDANCE WITH CRITERIA, STANDARDS AND LIMITATIONS THAT WILL PROTECT COASTAL RESOURCES. (See Special Circumstances Overlay Categories Map).

1. EFFECT OF CATEGORY — ANY GRADING, CONSTRUCTION, OR REMOVAL OF NATURAL VEGETATION THAT DOES NOT NOW REQUIRE A PERMIT, OR ONLY REQUIRES AN ADMINISTRATIVE PERMIT, WILL REQUIRE A SPECIAL PERMIT WHICH WILL ONLY BE ISSUED IN ACCORDANCE WITH THE STANDARDS AND CRITERIA OF THIS CATEGORY; AND ANY ACTIVITY WHICH NOW REQUIRES A DISCRETIONARY PERMIT OR ACTION SHALL CONFORM TO THE STANDARDS AND CRITERIA OF THIS CATEGORY.
2. STANDARDS AND CRITERIA — ALL DEVELOPMENT AND OTHER ACTIVITIES OTHERWISE PERMITTED SHALL CONFORM TO THE FOLLOWING:
 - a. BOARD OF SUPERVISORS' POLICY 1—73, HILLSIDE DEVELOPMENT, SHALL APPLY TO DEVELOPMENT OF PROPERTY CONTAINING STEEP SLOPES. SLOPES REMAINING UNDISTURBED AS A RESULT OF POLICY 1—73 SHALL BE PLACED IN A PERMANENT OPEN SPACE EASEMENT AS A CONDITION OF DEVELOPMENT APPROVAL.
 - b. THE PD PLANNED DEVELOPMENT AREA REGULATIONS OF THE ZONING ORDINANCE SHALL BE APPLIED TO DEVELOPMENT OF ANY PROPERTIES OF 10 ACRES OR GREATER IN SIZE AND MAY ALSO BE APPLIED TO SMALLER PROPERTIES WHEN APPROPRIATE.
 - c. DRAINAGE AND RUN-OFF SHALL BE CONTROLLED SO AS NOT TO EXCEED, AT ANY TIME, THE RATE ASSOCIATED WITH A PROPERTY

IN ITS PRESENT STATE, AND APPROPRIATE MEASURES SHALL BE TAKEN ON AND/OR OFF-SITE TO PREVENT SILTATION OF LAGOONS AND OTHER ENVIRONMENTALLY SENSITIVE AREAS.

- d. ALL APPLICABLE GUIDELINES FROM THE WATER AND MARINE RESOURCES; ENVIRONMENTALLY SENSITIVE HABITAT; AND VISUAL RESOURCES SECTIONS OF THIS PLAN SHALL BE RESPECTED.
- e. THE GRADING ACTIVITY BE PROHIBITED DURING THE RAINY SEASON FROM OCTOBER 1 TO APRIL 1 OF EACH YEAR.
- f. THAT ALL GRADED AREAS SHALL BE LANDSCAPED PRIOR TO OCTOBER 1 WITH EITHER TEMPORARY OR PERMANENT LANDSCAPE MATERIALS IN ORDER TO REDUCE EROSION POTENTIAL. SAID LANDSCAPING SHALL BE MAINTAINED AND REPLANTED IF NOT ESTABLISHED BY DECEMBER 1.
- g. FOR LANDSCAPING PURPOSES, THE USE OF NATIVE AND/OR DROUGHT RESISTANT PLANTS IS ENCOURAGED.

3. EXCEPTIONS

- a. CONSTRUCTION OF CIRCULATION ELEMENT ROADS IS EXEMPT FROM THE PROVISIONS OF THIS OVERLAY CATEGORY. HOWEVER, APPLICABLE STANDARDS AND CRITERIA OF PARAGRAPH 2 SHOULD BE TAKEN INTO CONSIDERATION IN SUCH CONSTRUCTION AND IN FUTURE REVISIONS OF THE CIRCULATION ELEMENT.
- b. CULTIVATION OF LAND FOR AGRICULTURAL PURPOSES THAT IS CURRENTLY UNDER CULTIVATION OR THAT IS LESS THAN 10% SLOPE AND HAS BEEN IMPACTED BY CULTIVATION WITHIN THE PAST FIVE YEARS, AND CONSTRUCTION OF INDIVIDUAL SINGLE FAMILY RESIDENCES ON EXISTING LOTS CONTAINING NO SLOPES OF 25% GRADE OR GREATER ARE EXEMPT FROM THIS POLICY.

POLICY 74 UNSEWERED AREAS

Because

- (A) Extensive development of areas without public sewers could have adverse impacts on the level and quality of the ground water table, water quality of wetlands and public health; and
- (B) There are no categories present in the unincorporated area of the coastal zone which would allow residential densities greater than one dwelling unit per acre

THE COUNTY WILL NOT REDESIGNATE ANY OF THE COASTAL AREA TO RESIDENTIAL DENSITIES GREATER THAN ONE DWELLING UNIT PER ACRE UNTIL SUCH TIME AS THAT AREA HAS PUBLIC SEWER SERVICE.

POLICY 72 PLANNED DEVELOPMENT

Because

There are lands in the San Dieguito Coastal Zone that are suitable for urban development but also encompass significant coastal resources and concerns; and

Development of such lands must respect coastal resources and concerns that exist on or adjacent to the site;

THE COUNTY HAS APPLIED THE PLANNED DEVELOPMENT (PD) DESIGNATION TO LANDS WHICH, DUE TO THEIR SENSITIVE NATURE, SHOULD ONLY BE DEVELOPED THROUGH THE PLANNED DEVELOPMENT PROCESS OF THE COUNTY ZONING ORDINANCE. (See Policy 73.2 (b)).

POLICY 73 COASTAL RESOURCE PROTECTION OVERLAY

Because

The Coastal Act requires that special attention be given to conservation of coastal resources and to problems associated with run-off, drainage, erosion, and siltation control; and

The usual regulatory processes, procedures, standards and criteria are generally, but not entirely, sufficient to address these concerns to the extent implied by the Coastal Act;

THE COUNTY HAS ADOPTED, IMPLEMENTED AND WILL MAINTAIN A “COASTAL RESOURCE PROTECTION OVERLAY” CATEGORY IN ORDER TO ASSURE THAT DEVELOPMENT, USE, OR ALTERATION OF LAND WITHIN MAJOR AREAS OF ENVIRONMENTAL SENSITIVITY, STEEP SLOPES, MAJOR DRAINAGEWAYS, AND OF OUTSTANDING SCENIC QUALITY IS REVIEWED AND APPROVED IN ACCORDANCE WITH CRITERIA, STANDARDS AND LIMITATIONS THAT WILL PROTECT COASTAL RESOURCES. (See Special Circumstances Overlay Categories Map).

1. EFFECT OF CATEGORY — ANY GRADING, CONSTRUCTION, OR REMOVAL OF NATURAL VEGETATION THAT DOES NOT NOW REQUIRE A PERMIT, OR ONLY REQUIRES AN ADMINISTRATIVE PERMIT, WILL REQUIRE A SPECIAL PERMIT WHICH WILL ONLY BE ISSUED IN ACCORDANCE WITH THE STANDARDS AND CRITERIA OF THIS CATEGORY; AND ANY ACTIVITY WHICH NOW REQUIRES A DISCRETIONARY PERMIT OR ACTION SHALL CONFORM TO THE STANDARDS AND CRITERIA OF THIS CATEGORY.
2. STANDARDS AND CRITERIA — ALL DEVELOPMENT AND OTHER ACTIVITIES OTHERWISE PERMITTED SHALL CONFORM TO THE FOLLOWING:
 - a. BOARD OF SUPERVISORS’ POLICY 1—73, HILLSIDE DEVELOPMENT, SHALL APPLY TO DEVELOPMENT OF PROPERTY CONTAINING STEEP SLOPES. SLOPES REMAINING UNDISTURBED AS A RESULT OF POLICY 1—73 SHALL BE PLACED IN A PERMANENT OPEN SPACE EASEMENT AS A CONDITION OF DEVELOPMENT APPROVAL.
 - b. THE PD PLANNED DEVELOPMENT AREA REGULATIONS OF THE ZONING ORDINANCE SHALL BE APPLIED TO DEVELOPMENT OF ANY PROPERTIES OF 10 ACRES OR GREATER IN SIZE AND MAY ALSO BE APPLIED TO SMALLER PROPERTIES WHEN APPROPRIATE.
 - c. DRAINAGE AND RUN-OFF SHALL BE CONTROLLED SO AS NOT TO EXCEED, AT ANY TIME, THE RATE ASSOCIATED WITH A PROPERTY IN ITS PRESENT STATE, AND APPROPRIATE MEASURES SHALL BE TAKEN ON AND/OR OFF-SITE TO PREVENT SILTATION OF LAGOONS AND OTHER ENVIRONMENTALLY SENSITIVE AREAS.

- d. ALL APPLICABLE GUIDELINES FROM THE WATER AND MARINE RESOURCES; ENVIRONMENTALLY SENSITIVE HABITAT; AND VISUAL RESOURCES SECTIONS OF THIS PLAN SHALL BE RESPECTED.
 - e. THE GRADING ACTIVITY BE PROHIBITED DURING THE RAINY SEASON FROM OCTOBER 1 TO APRIL 1 OF EACH YEAR.
 - f. THAT ALL GRADED AREAS SHALL BE LANDSCAPED PRIOR TO OCTOBER 1 WITH EITHER TEMPORARY OR PERMANENT LANDSCAPE MATERIALS IN ORDER TO REDUCE EROSION POTENTIAL. SAID LANDSCAPING SHALL BE MAINTAINED AND REPLANTED IF NOT ESTABLISHED BY DECEMBER 1.
 - g. FOR LANDSCAPING PURPOSES, THE USE OF NATIVE AND/OR DROUGHT RESISTANT PLANTS IS ENCOURAGED.
3. EXCEPTIONS
- a. CONSTRUCTION OF CIRCULATION ELEMENT ROADS IS EXEMPT FROM THE PROVISIONS OF THIS OVERLAY CATEGORY. HOWEVER, APPLICABLE STANDARDS AND CRITERIA OF PARAGRAPH 2 SHOULD BE TAKEN INTO CONSIDERATION IN SUCH CONSTRUCTION AND IN FUTURE REVISIONS OF THE CIRCULATION ELEMENT.
 - b. CULTIVATION OF LAND FOR AGRICULTURAL PURPOSES THAT IS CURRENTLY UNDER CULTIVATION OR THAT IS LESS THAN 10% SLOPE AND HAS BEEN IMPACTED BY CULTIVATION WITHIN THE PAST FIVE YEARS, AND CONSTRUCTION OF INDIVIDUAL SINGLE FAMILY RESIDENCES ON EXISTING LOTS CONTAINING NO SLOPES OF 25% GRADE OR GREATER ARE EXEMPT FROM THIS POLICY.

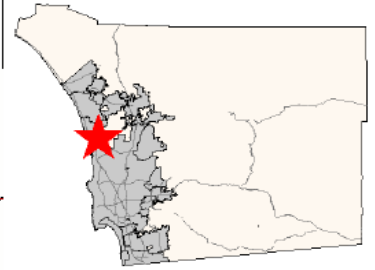
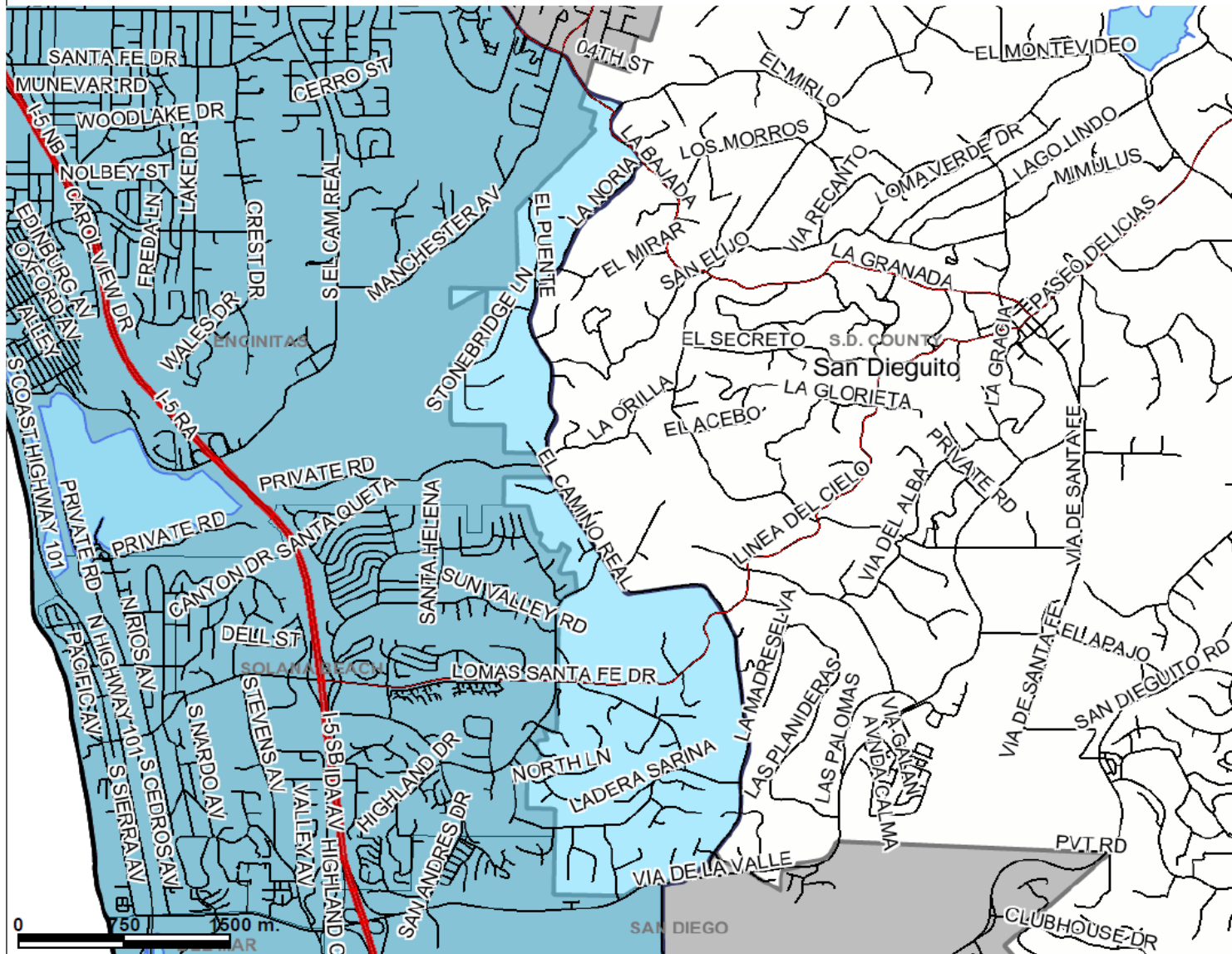
POLICY 74 UNSEWERED AREAS

Because

- (A) Extensive development of areas without public sewers could have adverse impacts on the level and quality of the ground water table, water quality of wetlands and public health; and
- (B) There are no categories present in the unincorporated area of the coastal zone which would allow residential densities greater than one dwelling unit per acre

THE COUNTY WILL NOT REDESIGNATE ANY OF THE COASTAL AREA TO RESIDENTIAL DENSITIES GREATER THAN ONE DWELLING UNIT PER ACRE UNTIL SUCH TIME AS THAT AREA HAS PUBLIC SEWER SERVICE.

County of San Diego Coastal Zone



Legend

- Highways
- Freeways
- Streets
- Water Bodies
- Coastal Overlay Zone
- Sponsor Groups
- Sponsor Groups
- Other
- Community Planning Area
- Community Planning Areas
- Incorporated Areas
- S.D. COUNTY
- Other

This product may contain information which has been replicated with the permission granted by Thomas Brothers Maps.

Map center: 33° 0' 308#034 N, 117° 14' 28#034 W

THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. This product may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG.

