

CHAPTER 1.0 PROJECT DESCRIPTION, LOCATION, AND ENVIRONMENTAL SETTING

1.1 Project Objectives

During the Board of Supervisors Hearing on March 2, 2011 (Agenda Item No. 2), the County of San Diego (County) Board of Supervisors directed staff to work with the equine community to investigate options that would protect and promote equestrian operations, including exploring various permitting options. Under the current Zoning Ordinance, a Major Use Permit (MUP) is required for the development of commercial equine uses in many areas throughout the County, regardless of size or operating characteristics. The cost and complexity of the MUP application process is often a barrier to compliance, especially for smaller equine uses, and a hindrance to the economic viability of the equine industry as a whole. Recognizing that equine facilities are long-term land uses that will continue to contribute economically and recreationally to the County, the proposed Zoning Ordinance Amendment (proposed project) would update equine regulations in order to better facilitate the development of equine uses.

Specific objectives for the proposed project are as follows:

1. Streamline the permitting process for equine operations in order to better facilitate the development of such uses within the County, while ensuring compliance with local, state, and federal equine regulations where appropriate and utilizing sound management practices.
2. Develop a tiered permitting process for commercial horse stables.
3. Provide definitions for the types of equine facilities that are not defined in the Zoning Ordinance, and provide criteria for distinguishing between types.
4. Minimize the potential for land use conflicts that may arise through the development of equine uses.
5. Update regulations for equine uses to be consistent with current technology and design.
6. Increase the level of knowledge regarding proper management of horse stables among stable operators and County Staff.
7. Assist property owners in coming into compliance with County equine regulations.

1.2 Project Location

The County is bounded by the Counties of Orange and Riverside to the north, the County of Imperial to the east, the United States–Mexico international border to the south, and the Pacific Ocean to the west (see Figure 1-1). The proposed project, of an amendment to the Zoning Ordinance, would apply to properties located in the unincorporated portions of the County over

which the County has land use jurisdiction. More specifically, the proposed project applies to properties that are zoned with an Animal Designator D–J, L–N, U, V, or X for a total of 344,665 acres, as depicted in Figure 1-2.

Regional access within the project area is provided by Interstates 5, 15, and 805, running north and south throughout the western portion of the project area, and Interstate 8, running east and west throughout the central and southern portions of the project area. Additional access within the project area is provided by State Highways 54, 76, 78, and 94, generally running east and west across the project area, and State Highways 67, 79, 125, and 163, generally running north and south across the project area.

1.3 Environmental Setting

The project area has a generally semiarid environment that supports a wide range of habitats and biological communities. These habitats and communities range from grasslands to shrublands to coniferous forests. Additionally, these habitats and communities vary greatly depending on the ecoregion, soils and substrate, elevation, and topography. Terrain within the project area varies from west to east, sloping up from the ocean, transitioning to rolling hills, and then steep mountains that finally give way to flat to gently sloping deserts.

The urban portions of the project area are predominantly in the west, either surrounding the City of San Diego or interspersed between the City of San Diego and other incorporated areas. Farther east, the land is less developed, with the largest developed area in the eastern portion of the project area being the community of Borrego Springs. The areas that have been developed in the eastern portion of the County have been predominantly developed in a rural fashion, with large lot sizes, agricultural or related uses, and limited infrastructure and service availability. The project area has a broad range of property sizes with an average property size of approximately 4 acres and median of approximately 2 acres. The most common Use Regulations within the project area are Limited Agricultural (A70), General Agricultural (A72), and Rural Residential (RR). Figures 1-3 through 1-7 provide a few examples of the visual setting in select communities within the project area.

The environmental setting for each environmental issue is further explained in the beginning of each section of Chapter 2.0, Environmental Effects of the Proposed Project.

1.4 Project Description

The project proposes an amendment to the County of San Diego Zoning Ordinance for equine uses. The amendment consists of clarifications, deletions, and revisions to provide an updated set of definitions, procedures, and standards for review and permitting of equine uses. The amendment will implement a new tiered system of permitting for commercial horse stables with

both ministerial and discretionary tiers of permitting. The proposed Zoning Ordinance Amendment is provided as Appendix A to this environmental impact report (EIR). The text in Appendix A is presented in ~~strikeout~~ and/or underline text to indicate deleted or proposed new language, respectively.

Background of Equine Industry in the County of San Diego

Beginning with the Spanish rancheros, equine uses in the County have a long and important heritage. There are old horse properties in the County established under the Spanish Empire and then the Mexican Empire that have had continuous equine uses to this day. When California became a state, horses were used by the County Sheriff to patrol the County prior to motorized transport. A hundred years ago it took a number of days for a County Sheriff or other County staff using horses as the primary mode of transportation, to patrol and serve the County. As a horse is no longer the primary means of transport, equine enthusiasts now take part in polo matches, trail riding, hunter jumper, and dressage uses among others. The Del Mar Race Track was founded in 1937, establishing a horse racing industry in the County which continues to thrive today.

The horse industry remains prominent in the County's economy. Horse stable operators in the County have commented that, at various times in our history, there have been more horses in the unincorporated area than people. Equine operations within the County offer a variety of services, such as breeding, boarding, training, riding, and competition. These uses also help support the community at large by aiding in the preservation of rural character and recreational opportunities. The San Diego region's system of regional and community trails, for example, covers more than 40,000 acres (County of San Diego 2011). The unincorporated County has over 400 miles of dedicated equestrian trails accessible for riding. This does not include other numerous non-dedicated trails located throughout the County that are used for walking, hiking and riding.

The equine industry has been increasingly challenged in recent years due to the influx of additional residents in the unincorporated County, thereby resulting in additional complaints against horse facilities and additional cost for the industry to comply with County regulations resulting from the complaints. Many of the new residents from the recent influx find it difficult adjusting to living near the operations of neighboring equine uses. This is potentially due to having never lived in rural communities such as those in San Diego County where substantial numbers of horses are found. Additionally, the County continues to be a location that others move to with the intention of establishing a new equine operation, which exacerbates the situation for the residents that haven't lived in the County until recently and those who may prefer the neighborhood to remain the same as when they moved in.

Commercial horse stable operators have indicated that the recent recession has hit business hard with many having seen a substantial decrease in the number of boarders. Existing operators have

indicated that it is impossible to process a use permit for a stable and maintain profitability. Additionally, prospective operators have indicated it is too cost prohibitive to purchase new land, permit, and construct a new operation. Operators have indicated that help from the County on the permitting front may allow for some of the industry to recover.

Previous Amendments to the County Zoning Ordinance Related to Equine Facilities

The original Animal Schedule and Animal Regulations were adopted with the Zoning Ordinance in October of 1978. Beginning in 1979, several amendments have been made to the County's Zoning Ordinance related to the Animal Schedule and equine uses. The following is a brief history of these previously approved amendments.

Ordinance No. 5508 (New Series (N.S.)), adopted May 16, 1979, clarified that animal enclosure setbacks apply to any structure used for human habitation on the lot and established more restrictive feed lot regulations to properties in the former Limited Control (LC) zone.

Ordinance No. 5786 (N.S.), adopted June 4, 1980, made minor changes to the Animal Schedule.

Ordinance No. 6268 (N.S.), adopted April 14, 1982, made changes to certain designators for poultry uses.

Ordinance No. 6761 (N.S.), adopted April 25, 1984, made amendments to procedural and administrative provisions of the Zoning Ordinance and minor changes to Animal Schedule.

Ordinance No. 7432 (N.S.), adopted January 6, 1988, reduced enclosure setback from street in most restrictive category to be that of the main building.

Ordinance No. 7740 (N.S.), adopted March 28, 1990, amended enclosure setback table to delete setbacks from living units on same lots.

Ordinance No. 8166 (N.S.), adopted October 21, 1992, amended the definition of "Horsekeeping" to read: The keeping of horses in an accessory building or on premises where the horses are owned by the occupants of the premises, and where no horses are kept for hire. In residential use regulations, only incidental sale of personal horses is permitted; no sale of horses as a business is allowed. Entire Animal Schedule was repealed and replaced.

Ordinance No. 9935 (N.S.), adopted April 23, 2008, made minor changes to Animal Schedule revisions to footnotes.

Ordinance No. 10006 (N.S.), adopted September 16, 2009, made minor changes to Animal Schedule and updated Animal Enclosure Regulations.

Ordinance No. 10095 (N.S.), adopted December 8, 2010, made minor changes to Animal Schedule revisions to footnotes.

In the interim, before the proposed Zoning Ordinance Amendment is adopted, County staff proposed a policy called the “Interim Policy on Commercial Equine Facilities” (PLU-CE-3), which pertains to properties found to be in violation of the current commercial horse regulations of the Zoning Ordinance. This policy has been implemented to recognize and enforce violations of the commercial horse regulations, specifically Zoning Ordinance Section 3100, subsections a. and b. of the Animal Schedule regarding Boarding or Breeding or Public Stables. Upon adoption of new commercial horse regulations, all property owners, including those receiving benefits from this interim policy, shall bring their properties into compliance with all County Codes and Ordinances. Specifically, policy PLU-CE-3 states:

1. During this interim period, the County will not take enforcement action against property owners who can demonstrate that their commercial horse operation has been established prior to March 2, 2011. These property owners will only be issued an Administrative Warning along with a copy of this policy. To document a baseline for the use, the property owner must provide documentation of the number of horses located on site and the equestrian uses being undertaken on the subject property.
2. Further expansion beyond the baseline established above or new establishment of commercial equestrian uses not in compliance with the Zoning Ordinance are not permitted during this interim period.
3. Property owners with commercial horse facilities in violation of the Zoning Ordinance that have not been operational prior to March 2, 2011, will be required to cease all illegal operations and comply with zoning regulations. Enforcement action will be taken to obtain compliance.
4. Provisions related to animal uses not addressed as part of the Zoning Ordinance amendment will continue to be subject to code enforcement action.
5. The County may amend or withdraw this policy at any time.
6. The County may deny the use of this policy to any property where the owner/lessee fails to comply with measures 1–9 below.

The interim policy PLU-CE-3 was adopted by the Board of Supervisors and became effective on March 16, 2011.

1.4.1 Project's Components

The proposed project consists of an amendment to the County's Zoning Ordinance that would provide an updated set of definitions, procedures and standards for review and permitting of equine uses on those properties zoned with an Animal Designator of D–J, L–N, U, V, or X. Currently, the Zoning Ordinance separates horse stable use types (Boarding/Breeding or Public). Boarding/Breeding stables are permitted without ministerial or discretionary permits on properties with animal designators G, H, I, and X. Properties with animal designators D–F are required to obtain an Administrative Permit, and properties with animal designators J, L–M, U, and V are required to obtain an MUP. As for Public stables, properties with animal designators G–I require an Administrative Permit and properties designated J, L–M, U, V, and X require an MUP.

The proposed amendment to the Zoning Ordinance would merge the two stable use types into one simplified horse stable use type and create a tiered permitting process based on usable area and the number of horses. The proposed amendment to the Zoning Ordinance also includes other clarifications, additions, and deletions, all of which are included in Appendix A. Amendments to the definitions and animal schedule are summarized in Table 1-1, Amendment to Zoning Ordinance Definitions, and Table 1-2, Amendment to Zoning Ordinance Animal Schedule, Section 3100. The text in Appendix A, Table 1-1, and Table 1-2 is presented in ~~strikeout~~ and/or underline text to indicate deleted or proposed new language, respectively. A description of the proposed Zoning Ordinance Amendment by section follows.

Definitions (Section 1110s)

- Add a definition for:
 - Animal Enclosure—clarify specifically what an Animal Enclosure is.
- Revise definitions for:
 - Barn—indicate that animal enclosures, such as open horse corrals, are not included in the agricultural building square footage, and a barn is not considered an animal enclosure by regulation. A barn is a structure that is regulated separately from an animal enclosure.
 - Boarding—the keeping of an animal or animals, such as a horse or dog, not owned by the property owner. In the case of a horse, this is part of the Horse Stable use type. In the case of other animals, boarding is allowed as part of a kennel or veterinary use type.
 - Horse—indicate that a horse is an equine that has reached the age of 12 months rather than 8 months. Twelve months is in line with the state definition of a horse. Clarify that a horse may also include donkey, mule, or burro.

- Horsekeeping—clarify horses are not required to be kept in an accessory structure.
- Horse Stable—merge the two previous stable use types (Boarding/Breeding or Public) into one simplified use type.
- Pasture—an area of 1 acre or larger surrounded on all sides by one or a combination of a fence, corral, pen, pipe, post, rail, wall, or other barrier for use as a riding or grazing area, but not for the permanent keeping of animals. Such areas are not considered usable acreage under Horse Stable calculations and do not have to meet Animal Enclosure setbacks.
- Zoning Verification Permit—new permit type that is ministerial (not discretionary) with a checklist of clearances for permit approval at the zoning counter. See checklist, Appendix A.

Use Types Section (1400–1700)

- Use Classifications—revise “Animal Sales and Services: Horse Stables” and revise “Animal Raising” in accordance with new tiers for horse stables and horse uses.

Animal Regulations (3000s)

- Animal Schedule (Matrix)
 - Revise Animal Schedule sections “Horsekeeping,” “Boarding or Breeding,” and “Public Stable” pertaining to use permits and institute a tiered process for horse uses. Tiered permitting for Horse Stable as follows:
 - Tier One: boarding (only) of up to three horses not owned by the property owner allowed without a ministerial or discretionary permit
 - Tier Two: 10 horses per acre of usable area up to 50 horses and 5 acres allowed with a Zoning Verification Permit
 - Tier Three: 10 horses per acre of usable area up to 100 horses and 10 acres allowed with an Administrative Permit
 - Tier Four: More than 100 horses and more than 10 acres of usable area or more than 10 horses per acre, allowed with a Major Use Permit
 - Horses counted under the tiers include both horses under Horsekeeping uses and Horse Stable uses combined. Additional regulations will be in the new Horse Stable section to follow the Animal Schedule.

- Animal Enclosures (Matrix)
 - Animal Enclosure Setback Table revisions for clarification to indicate horse corrals and stalls (where horses are permanently kept) must meet setbacks; clarify that riding areas are not required to meet the setbacks; and reduce the fenced pasture (or riding area) limitation from the current 2 acres down to a 1-acre pasture that does not have to meet setbacks.
- Create New Horse Stable Section
 - Include Horse Stable section with specific standards and requirements for horse stable permits under all tiers. An application for any permit (Zoning Verification, Administrative Permit, or Major Use Permit) must include a plot plan that shows and describes the usable area, additional setbacks for a horse stable, proposed number of horse events, best management practices, manure/vector management, outdoor lighting, signs, and adequate living area for horses. The usable area will be defined as the space that can actually be used for horses on the property for keeping or riding areas. For example, homes, other accessory structures, pools, driveways, landscaping, etc., will not count as usable area.

Accessory Structures (6156)

- Revise the Barns and Agricultural Buildings section to indicate that animal enclosures, such as horse corrals, are not included in the calculation.
- Revise Farm Employee Housing to clarify that an employee of an “Animal Sales and Services: Horse Stable” is not considered a Farm Employee pursuant to County codes (and state law).

General Regulations (6200–6800)

- Signage—allowance of identification signs for a Horse Stable
- Fencing—clarify how animal enclosures are regulated by fencing regulations and the height of corrals allowed
- Parking—include new parking regulations for a Horse Stable in the parking schedule, including a requirement for oversized parking for trailers and turnaround areas
- Enclosure Matrix—revise enclosure exemptions for horses and animal enclosures
- Farm Labor Camp—revise the section to clarify that an employee of a Horse Stable is not considered a Farm Employee.

A description of the permits associated with the proposed project's tiered permitting process for horse stables is as follows:

Zoning Verification Permit: Where a Tier Two horse stable is proposed in Animal Designators D–F, J, L–N, U, and V, a Zoning Verification Permit will be required. A Zoning Verification Permit is ministerial (not discretionary) and requires the applicant to go through a checklist of clearances for permit approval. The applicant will be required to provide information such as project location, usable area, and a site plan illustrating the proposed location of and access to the horse stables.

Administrative Permit: Tier Three horse stables located in Animal Designators D–F, J, L–N, U, and V will be required to obtain an Administrative Permit. The processing requirements for an Administrative Permit are similar to those for a Major Use Permit and will require evaluation on a case-by-case basis under the California Environmental Quality Act (CEQA) during the MUP application process. Each application will be evaluated for consistency with neighborhood compatibility General Plan policies and environmental impacts as required in the Zoning Ordinance for an MUP; and conditions could be added to an Administrative Permit to address any site-specific concerns, just as conditions are added to an MUP. An Administrative Permit requires public notice, as well as an opportunity for the local Community Planning Group to review and provide a recommendation for the project. The permit also requires public notice to property owners within 300 feet and to a minimum of 20 different property owners. The final decision on an Administrative Permit is made by the Director of Planning and Development Services and may be appealed to the Planning Commission.

Major Use Permit: Tier Four horse stables located in Animal Designators D–F, J, L–N, U and V will continue to require an MUP and the related case-by-case environmental review. This EIR will include environmental review related to the proposed Zoning Ordinance Amendment for Tier Four horse stables. However, all Tier Four horse stables will be evaluated on a case-by-case basis under the California Environmental Quality Act (CEQA) during the MUP application process.

For properties with Animal Designators G–I, X, and O, horse stables (Boarding/Breeding and Public) would be allowed without a ministerial or discretionary permit.

1.4.1.1 Environmental Design Considerations

The proposed project includes several environmental design considerations or measures that would be required for future Tier One and Tier Two equine facilities allowed under the proposed Zoning Ordinance Amendment. These include the following.

Fire Protection

- Interior of electrical appliances, such as fans and heaters, must be kept clean.
- Only industrial grade extension cords are allowed, and only when the use of extension cords is unavoidable.
- Hay must be stored in a separate shed or barn, and consist of only dry, well-cured hay.
- Store rags and cloths used to clean tack and hooves in a separate shed in an orderly fashion (not heaped into a pile).
- All wiring must be properly insulated and routed through metal conduits.
- Light fixtures must have a caged enclosure. This prevents damage and sparking.
- Bedding materials cannot be stored in or near horse stables.
- New buildings should be at least 50 feet, and ideally 75 feet, away from existing buildings. This reduces the risk of fires spreading between barns.
- Frost-proof water hydrants must be installed near the entrances to each barn or large building on the ranch or farm, and hoses must be long enough to reach the far end of the stable, barn, or building.
- Employees and visitors must be familiar with the fire plan. Post it in break areas in barns.
- The electrical system must allow for power to be shut off to each building, without losing power to the water pumps.

Vector Control

- Site horse stables or barns away from areas that collect water.
- Feed/grain areas must be covered and swept, droppings must be picked up daily, and manure piles must be routinely turned or tilled into pastures to prevent fly breeding areas.
- Automatic fly spray devices or strips must be utilized in barn areas.
- To prevent mosquito infestations, all areas that would allow for standing water to collect, must be designed to fully drain within 72 hours. Water features such as ponds must be stocked with mosquito fish.

1.4.2 CEQA Assumptions

In order to analyze potential impacts associated with implementation of the proposed project, information pertaining to existing equine operations within the County was collected. Interviews were conducted with representatives of 20 existing active commercial equine facilities on

approximately 280 acres of land within the County from Valley Center and Rancho Santa Fe to San Marcos, Escondido, Ramona, Sweetwater, and Lakeside. Various equine facility operators worked with County staff to provide a sampling of activities and information. Some of the surveyed areas are depicted in Figures 1-3 through 1-7. The information collected in the interviews included the following topics and offers insight on the variability of equine uses in the region. Interview results providing a general reference were used. The complete interview results are included as Appendix B of this EIR.

The purpose of the interviews was to determine the following:

- Years in operation
- Previous use or state of property
- Current Zoning, Use Regulation, and Animal Designator
- Size of the parcel of land
- Area of parcel used by horses
- How horses are currently used on property
- Size and number of horse stables or paddocks
- Number of horses total and number of horses owned by property owner
- Number of acres of other equine uses, such as arenas, barns, pastures, mare motels, etc.
- Type of fencing
- Available parking
- Number of riding lessons per year
- Times/days riding lessons offered
- Number of students per day/week
- Type, frequency, and size of equine-related events
- Number of employees and their hours/shifts
- Number of deliveries or other vehicle trips per day/week
- Number of veterinarian visits
- Whether the equine facility converted natural vegetation or agricultural land
- Typical maintenance activities (daily and monthly)
- Type, application method, and frequency of fertilizer and pesticide use
- Type and size (horsepower) of equipment used for maintenance activities.

The interviews represented equine operations that range in size from 1.5 acres to 75 acres. Based on the interviews, a typical 5-acre parcel with a horse stable will use about 3 acres for horses or horse operations and a typical 10-acre parcel with a horse stable will use about 6 acres for horses or horse operations.

The largest equine facility interviewed was located in Ramona. Approximately 75 acres of this facility is utilized for equine-related uses. The number of horses on the property ranges from 50 to 120, which results in a maximum of 2 horses per usable acre. The maximum number of horses per acre for all interviews ranged from 1 horse per usable acre to 15 horses per usable acre. Many of these properties had fewer than 50 horses and less than 5 usable acres, which would qualify as Tier Two under the proposed project requiring a Zoning Verification Permit. Three of these properties had between 50–100 horses and less than 10 usable acres, which would qualify as Tier Three requiring an Administrative Permit. Another three of these properties had over 10 usable acres, which would qualify as Tier Four requiring an MUP. It should be noted that the maximum number of horses referenced herein differs from the actual operating numbers reported for each property (current horse operations), which is at about half capacity due to the slower economy.

Ground Disturbance Analysis

Under the proposed project, the development of horse stables in certain areas within the County that currently require an MUP may be allowed without a discretionary permit. Known as Tier Two, the proposed Zoning Ordinance Amendment would allow up to 10 horses per acre up to a maximum of 50 horses on 5 acres of usable area with a Zoning Verification Permit. The proposed project would also allow boarding (only) of up to three horses not owned by the property owner without a ministerial or discretionary permit, known as Tier One. To determine the worst-case ground disturbance that could potentially occur throughout the County as a result of this change, a representative ground-disturbance footprint was developed (Table 1-3, Horse Stables Worst-Case Ground Disturbance per Animal Use Designation). The representative ground-disturbance footprint is a worst-case scenario based on the following assumptions:

1. Construction of Tier One and Tier Two projects would involve the erection of structures associated with equine facilities including horse stables, animal enclosures, and pastures, as well as related infrastructure including parking lots, driveways, fences, and buildings.
2. In order to account for an average deduction of setbacks, single-family homes, other accessory uses, and driveways, 0.5 acre was removed from every qualifying property.
3. It was assumed that all qualifying properties 5 acres or less would be completely built out, and all qualifying properties over 5 acres would disturb 5 acres (the maximum allowed under Tier Two).

4. Lands that would not be affected by this project were removed, including tribal lands, institutional, trans/communication/utilities, airports, shopping centers, education, parks, and open space easement and conservation lands.
5. Lands containing slopes of 25% or more were removed because equine uses tend to be located on relatively flat or gently sloping land.

Under this scenario, the maximum ground disturbance for the entire County under Tier One and Tier Two would be a total of 113,941 acres. It should be noted that the ground-disturbance footprint does not include design parameters associated with barriers such as trees and bluffs that are considered on a site-specific basis. Refer to Sections 2.2, Agriculture and Forest Resources; 2.4, Biological Resources; and 2.5, Cultural Resources for further details.

Traffic Analysis

In order to assess transportation and traffic conditions in the project area and identify potential impacts that could occur as a result of implementation of the proposed project, a traffic impact analysis has been prepared. As part of the traffic impact analysis, County and California Department of Transportation (Caltrans) 24-hour average daily traffic counts (ADTs) at up to 20 study street segments for weekdays and weekends were obtained. The counts are focused on specific areas of concern within the County; a weekday and weekend existing Level of Service (LOS) ADT analysis was conducted at these segments.

As there are no published trip generation rates for horse stables or equine facilities, a specific rate was developed in coordination with County staff. The development of a trip generation rate included the study of typical equine facilities, which represent potential types of facilities affected by the proposed project. It included calculating the potential trip generation (volume and rate) of each site using an “estimate” method based on information derived from surveys conducted by the County, including project size, number of employees, number of deliveries, and amount of customers on typical days.

The County General Plan model was used to obtain weekday buildout without project traffic volumes. Near-term and buildout with and without project “reserve capacity” ADT analyses were conducted; buildout weekend volumes were forecast. This method determines the amount of daily roadway capacity (stated in ADT) available to accommodate development before significant impacts would occur. For roadways operating at LOS D or better, this reserve capacity would represent the available capacity before LOS E operations occur. For roadways operating at LOS E or LOS F, the reserve capacity represents the allowable increase in additional traffic that could occur before the County’s significance thresholds were exceeded. The project volumes associated in this reserve capacity approach are based on the Tier Three traffic volumes, which were selected because Tier Three is neither the largest nor the smallest possible

development, and with a range that reaches a maximum of 100 horses/10 acres, is considered a versatile and representative example. This information was used to determine the potential significance of impacts and recommend mitigation measures as necessary; see Section 2.9, Transportation and Traffic for further details.

Air Quality Analysis

In order to determine if a future project developed under the proposed Zoning Ordinance Amendment would have the potential to exceed screening-level criteria and result in an impact related to air quality, an analysis of a representative project was evaluated. The representative project was derived from survey data collected from County staff, as described above, as well as trip generation rates from the traffic impact analysis prepared by LLG, also described above. The representative project includes the construction of a 7,000-square-foot horse barn, a 1,000-square-foot hay barn, a 500-square-foot storage facility and a 20,000-square-foot sand arena. Based on survey data collected by the County, a typical arena would include a fenced-in flat area for horse training, riding, and exercising; therefore, only site grading for the arena was quantified. Refer to Section 2.3 for further details and information regarding this analysis.

1.4.3 Technical, Economic, and Environmental Characteristics

The following provides a discussion of the project's technical, economic, and environmental characteristics.

Technical Considerations: Many technical aspects were considered in developing the proposed Zoning Ordinance Amendment. Information collected from the interviews and surveys as described in Section 1.4.2 were used to formulate equine use definitions and regulations. Definitions for Animal Enclosure, Barn, Horse, Horsekeeping, Horse Stable, Pasture Riding Arena, and Zoning Verification are all included in Table 1-1. Use regulation amendments are included in Table 1-2.

Typically, horse stables and barns are extremely durable; structurally sound; wind-, weather-, fire-, and insect-resistant; and capable of housing animals that weigh nearly a ton. Considerations such as climate should be taken into account when selecting the type of building material to use for these structures. Steel is one option that can offer durability, cost-effectiveness, and safety benefits (Buildings Guide 2012). Steel stables or barns are less likely to house vermin and do not attract insects, such as termites, that would cause damage to wooden structures (Buildings Guide 2012). Steel will not rot, crack, or deteriorate like a wooden stable might, and is also a non-combustible material, and hence fire-resistant (Buildings Guide 2012).

Ideally, horse stables and barns should be located on level ground and should be positioned in a location where utilities, such as water and electricity, can be connected. A standard horse stall

size is 12 feet by 12 feet. Aisles or alleyways between stalls should be at least 10 feet wide. Flooring can be dirt, wood, or hard flooring such as pavers, concrete, or stone. Concrete and dirt flooring are most common. Concrete flooring is easier to disinfect and can be hosed down if necessary. However, concrete is hard on horses' legs; therefore, stall mats made of rubber or similar material are recommended under a deep layer of bedding (Horses and Horse Information 2012). Although dirt flooring is easier on the horses' legs, it is harder to clean, and may need digging out and replacing if the dirt becomes too saturated (Blocksdorf 2012). Over time, wood floors may rot from exposure to urine and manure (Horses and Horse Information 2012).

Fencing for equine uses is typically strong and free from sharp or jagged protrusions. There are a variety of fencing materials available. Wood rails are attractive, but may require more maintenance. Horses confined to stables or other enclosures frequently may resort to chewing wood or other material. Non-toxic repellents can be painted on wood surfaces to discourage chewing. Pipe fencing or smooth wire may be the most economical and attractive fencing material in the long run (Council of Bay Area Resource Conservation Districts 2000).

Economic Considerations: The proposed project would help facilitate the development of equine uses within the County. The proposed project would streamline the permitting process and provide more cost effective alternatives to uses that do not require a Major Use Permit under Tier Four criteria. The equine industry is an important component of the County's economy and helps to preserve the rural character and historical heritage. The industry encompasses a variety of activities, from breeding, training, and boarding to recreational pursuits such as racing, showing, and other competitions. The intensity, scale, and scope of these activities have expanded. Horse ownership has become increasingly popular, and opportunities for racing, showing, and trail riding are spread throughout the County. The equine industry plays a visible role not only in agriculture, but in recreation as well. One of the most popular categories of horse use is recreational riding, including trail riding. The County offers one of the most diverse trail systems in the nation, including 400 miles of dedicated equestrian trails.

Environmental Considerations: Equine uses are subject to local, state, and federal regulations. Under the current Zoning Ordinance, many properties require a Major Use Permit for the development of equine uses, such as horse stables. As part of the County's discretionary review process for MUPs, projects are evaluated under CEQA and are required to implement measures to minimize environmental impacts as necessary. CEQA requires proposed projects to provide detailed information on the potentially significant environmental effects they are likely to have, list ways in which the significant environmental effects would be minimized, identify possible alternatives that would reduce or avoid the significant impacts identified for the project, and propose mitigation for significant impacts.

The proposed project would create a tiered permitting process in which some equine uses would be allowed without permits (Tier One), some (Tier Two) would be allowed with a ministerial permit if they meet the zoning verification requirements in the amended Zoning Ordinance. These projects, which currently require a Major Use Permit, would not be subject to environmental review and, therefore, could result in potentially significant environmental effects. Chapter 2.0, Environmental Effects of the Proposed Project, provides analysis of potentially significant environmental effects associated with the proposed project.

1.5 Intended Uses of the EIR

This EIR is an informational document that will inform public agency decision makers and the public generally about the significant environmental effects of the project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project. An EIR has been prepared because the proposed Zoning Ordinance Amendment would allow Tier One and Tier Two equine uses without a discretionary permit that may result in significant impacts. The EIR analyzes proposed changes to the regulations in order to update the development parameters to be consistent with modern design specifications. Tier Three and Tier Four equine uses would continue to be reviewed on a case-by-case basis under CEQA through the discretionary permit process.

This EIR has been prepared in accordance with the requirements of the County of San Diego Environmental Impact Report Format and General Content Requirements (2006), the statutes and guidelines of CEQA (Public Resources Code, Section 21000 et seq.), and the California Code of Regulations (CCR) (14 CCR 15000 et seq.). The Notice of Preparation (NOP) and associated comment letters received during the public review period are included as Appendix C to this EIR. The Initial Study prepared for the NOP is included as Appendix D. This EIR addresses issues identified in the Initial Study and comments received regarding the NOP.

This EIR will be made available for review by members of the public and public agencies for 45 days to provide comments “on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated,” as stated in CEQA Guidelines, Section 15204 (14 CCR 15000 et seq.).

As the designated lead agency, the County is responsible for preparing this document. The decision to approve the proposed project is within the purview of the County Board of Supervisors. When deciding whether to approve the project, the County will use the information included in this EIR to consider potential impacts on the physical environment associated with the project.

The County will consider written comments received on the EIR in making its decision to certify the EIR as complete and in compliance with CEQA, and also whether to approve or deny the

project. Environmental considerations and economic and social factors will be weighed to determine the most appropriate course of action. Subsequent to certification of the EIR, agencies with permitting authority over all or portions of the project may use the EIR as the basis for their evaluation of environmental effects of the project and approval or denial of applicable permits.

1.5.1 Project Approvals/Permits

If the County approves the proposed project, no other permits or approvals would be required to implement the changes to the Zoning Ordinance. However, some equine projects proposed under the amended Zoning Ordinance may require other permits and approvals. A list of future discretionary actions/permits that may be required for some of the specific projects developed in accordance with the amended Zoning Ordinance is included in Table 1-4, Matrix of Potential Approvals/Permits. For example, any grading or clearing would require a permit based on the amount of soil to be moved or the vegetation to be cleared.

Building and Demolition Permits. If building or removal of any structure is required, future projects may require either a building or a demolition permit. Although these are both ministerial permits, applicants must adhere to all applicable regulations. Exact requirements for building or demolition permits are dependent upon the type of structure proposed.

Grading Permits. The County Grading, Clearing, and Watercourses Ordinance (Grading Ordinance) is contained in Title 8, Division 7, of the Code of Regulatory Ordinances. All equine projects involving grading, clearing, and/or removal of natural vegetation may require a grading or clearing permit. Proposed grading activities must meet requirements of the Grading Ordinance, including those regarding sensitive areas, setbacks, and stormwater and dust control standards. Projects could potentially be required to obtain an Administrative Permit for activities such as clearing.

Administrative Permits. Some equine uses, including but not limited to Tier Three horse stables, will require an Administrative Permit. For example, other tiers may require an Administrative Permit for activities such as clearing.

Major Use Permits. Some equine uses, including but not limited to Tier Four horse stables, will require an MUP. Each application for an MUP will be evaluated for neighborhood compatibility, General Plan consistency, and environmental impacts, as required in the Zoning Ordinance, and conditions could be added to address any site-specific concerns.

1.5.2 Related Environmental Review and Consultation Requirements

Pursuant to the CEQA Guidelines (Section 15365), the County prepared an NOP for this EIR. The NOP was publicly circulated for 30 days beginning January 19, 2012. The County held a

scoping meeting on February 6, 2012, to provide the responsible agencies with information about the CEQA process and to provide further opportunities to identify environmental issues and alternatives for consideration in the EIR. Public comments received during the NOP scoping process are provided in Appendix C.

1.6 Project Inconsistencies with Applicable Regional and General Plans

Planning documents reviewed for the proposed project include the County's General Plan and ordinances. Other planning documents reviewed for the proposed project include the Regional Air Quality Strategy for the San Diego County Air Pollution Control District (SDAPCD), the California Water Quality Control Board (Region 9, San Diego) Basin Plan, County of San Diego Multiple Species Conservation Program (MSCP), the Draft North County MSCP, and the Congestion Management Program. No inconsistencies were found.

1.7 List of Past, Present, and Reasonably Anticipated Future Projects in the Project Area

CEQA Guidelines Section 15355 defines cumulative effects as two or more individual effects, which, when considered together, are considerable, or which compound or increase other environmental impacts. The CEQA Guidelines further state that individual effects may be changes resulting from a single project or a number of separate projects, or the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable future projects. CEQA Guidelines Section 15130 allows for the use of two alternative methods to determine the scope of projects to analyze cumulative impacts.

List Method: A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency.

Summary of Projections Method: A summary of projections contained in an adopted planning document (such as a General Plan), or in a prior environmental document, that have been adopted or certified, which describes or evaluates regional or area-wide conditions contributing to the cumulative impact.

The cumulative analysis conducted for this EIR is based on both the List Method and General Plan Projection Method. For projects located outside the control of the County of San Diego, such as those located in tribal lands or adjacent counties, the List Method is used.

Each environmental issue area within this EIR includes a discussion of potential cumulative impacts based on the methods previously described. The following list of categories serves as the foundation on which the cumulative analysis approach has been based. Within each

section, there are a number of specific projects that could be cumulatively considerable, and for each environmental issue area, the categories and example projects are described.

- County of San Diego General Plan (August 2011) and associated EIR
- SDAPCD Regional Air Quality Strategies and portions of the State Implementation Plan that relate to the San Diego Air Basin
- San Diego Association of Governments (SANDAG) Regional Comprehensive Plan
- Private projects not included in the General Plan Update, including General Plan amendments, Specific Plan amendments, Tentative Maps/Tentative Parcel Maps, and MUPs (see Table 1-5a, Private Projects Not Included in the General Plan Update)
- Tribal Lands List of Projects (see Table 1-5b, Proposed Projects on Tribal Lands).

For purposes of the cumulative discussion, the main difference between activities currently allowed under the existing Zoning Ordinance and those proposed under the Zoning Ordinance amendment is the establishment of a tiered permitting process for the development of horse stables.

1.8 Growth-Inducing Effects

CEQA requires a discussion of the ways in which a proposed project could induce growth. Growth-inducing impacts are those that foster economic or population growth, or the construction of new development, either directly or indirectly, in the surrounding environment. In addition, the potential for characteristics of the project to encourage or facilitate additional growth that could significantly affect the environment, either individually or cumulatively, must be considered.

The proposed project would facilitate the development of equine uses within the County. Although the anticipated growth of the equine industry from the proposed ordinance amendment may create additional jobs, it would not result in substantial economic or population growth. Employment of construction and operational personnel would most likely be drawn from local populations, creating both temporary and permanent employment in the community. However, the resulting growth-inducing effect from these increased employment opportunities within the County would be minimal. The limited scale of equine facility construction and operations would have little effect on base employment within the San Diego region.

Additionally, the development of equine facilities would not induce substantial population growth. The proposed Zoning Ordinance Amendment does not propose any physical or regulatory changes that would remove a restriction to or encourage population growth in an area including, but not limited to, the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated

conversion of homes to commercial or multifamily use; regulatory changes, including General Plan amendments encouraging population growth, Specific Plan amendments, zone reclassifications, or sewer or water annexations; or Local Agency Formation Commission annexation actions. Thus, the proposed project is not expected to result in an increased number of future housing units as compared to existing General Plan projections.

**Table 1-1
Amendment to Zoning Ordinance Definitions**

Use	Definition
Animal Enclosure	<u>An area closed off on all sides by one or a combination of a fence, corral, pen, pipe, post, rail, wall, or other for the keeping of animals, such as chickens, horses, and cattle. An agricultural building, stable, or barn may be located within or adjacent to an Animal Enclosure, but are not considered Animal Enclosures for calculations of allowed accessory building square footage (Section 6156) or setbacks (Sections 3100 and 4800). Animal Enclosures may be covered or uncovered and may have solid walls on more than one side. A fenced pasture of a minimum of 1 acre for use as a riding or grazing area, but not for the permanent keeping of animals, is not considered an Animal Enclosure.</u>
Barn	A building used for the shelter of livestock raised on the premises, the storage of agricultural products produced or consumed on the premises, or the storage and maintenance of farm equipment and agricultural supplies used for the agricultural operations on the premises. <u>A barn may be located within or adjacent to an Animal Enclosure, but a barn is not considered an Animal Enclosure.</u> Boarding or Breeding Stable: A stable used for the boarding, breeding or raising of horses, including horses not owned by the occupants of the premises.
Boarding	<u>The keeping of an animal or animals, such as a horse or dog, not owned by the property owner. In the case of a horse, this is part of the Horse Stable use type. In the case of other animals, boarding is allowed as part of a kennel or veterinary use type.</u>
Horse	<u>A horse is an equine that has reached the age of & 12 months. The definition of a horse or equine also includes donkey, mule, or burro.</u>
Horsekeeping	The keeping of horses in an accessory building or in an Animal Enclosure on premises where the horses are owned by the owners or the occupants of the premises, and where no horses are kept for commercial purposes. Horses kept for hire, breeding, or boarding for commercial purposes are considered a Horse Stable. In residential use regulations only incidental sale of personal horses is permitted; no sale of horses as a business is allowed.
Horse Stable	<u>A stable used for the boarding, breeding, raising, riding, or performing of horses, by persons other than the owners or the occupants of the premises, for commercial purposes. A horse stable may be located within or adjacent to an Animal Enclosure, but a horse stable is not considered an Animal Enclosure.</u>
Pasture	<u>An area of one acre or larger surrounded on all sides by one or a combination of a fence, corral, pen, pipe, post, rail, wall or other barrier for use as a riding or grazing area, but not for the permanent keeping of animals. Such areas are not considered usable acreage under Horse Stable calculations and do not have to meet Animal Enclosure setbacks.</u>
Stable, Boarding, or Breeding	<i>Definition deleted. Horse Stable is the term that will now encompass all of the uses under Public Stable, combined with those under Boarding and Breeding Stable.</i>
Stable, Public	<i>Definition deleted. Horse Stable is the term that will now encompass all of the uses under Public Stable, combined with those under Boarding and Breeding Stable.</i>
Stable, Private	<i>Definition deleted. The reference tags for Stable in the ordinance are consolidated to the new Horse Stable.</i>
Zoning Verification	<u>A ministerial approval issued by the Department for purposes of verifying that a particular use or structure complies with all applicable Zoning Ordinance regulations.</u>

**Table 1-2
Amendment to Zoning Ordinance Animal Schedule, Section 3100**

Animal Use Type (See Note 4)	Restrictions and Density Range	Designator												
		D	E	F	G	H	I	J	L	M	N	U	V	X
ANIMAL SALES AND SERVICES: HORSE STABLES														
(a) Boarding or Breeding [these cells in (a) and (b) with strikeout removed]	Permitted				X	X	X							X
	MUP required								X	X	X	X	X	
	ZAP required	X	X	X										
(b) Public Stable	Permitted													
	MUP required	X	X	X					X	X	X	X	X	X
	ZAP required				X	X	X							
HORSE STABLE (see Section 3130)	Permitted				X	X	X							X
	Boarding (only) of up to 3 horses not owned by the property owner	X	X	X					X	X	X	X	X	
	10 Horses per acre of usable area up to 50 horses and 5 acres + Zoning Clearance	X	X	X					X	X	X	X	X	
	10 Horses per acre of usable area up to 100 horses and 10 acres + Administrative Permit	X	X	X					X	X	X	X	X	
	More than 100 horses and more than 10 acres of usable area or more than 10 horses per acre + by MUP	X	X	X					X	X	X	X	X	
ANIMAL RAISING (see Note 6)														
(d) Horse keeping (other than Animal Sales and Services: Horse Stables) (see Section 3130)	Permitted				X	X	X	X	X	X	X	X	X	X
	2 horses + 1 horse per ½ acre over 1 ½ acre + Administrative Permit	X	X	X										
	ZAP required	X	X	X										
	½ acre plus by ZAP													

**Table 1-3
Horse Stables Worst-Case Ground Disturbance per
County General Plan Update Land Use Designations**

Zone (Animal Designator)	Number of Parcels ¹	Worst-Case Footprint ²	Ground Disturbance (acres)	
D	1,130	For parcels ≤ 5 acres = total property area minus 0.5 acre	1,400	
F	1,070		414	
G	444		315	
H	690		2,417	
I	311		189	
J	40,341		11,083	
L	104,096		69,872	
M	16,026		For parcels > 5 acres = 5 acres	12,818
N	2,824			3,221
U	1,167			534
V	18,279	10,094		
X	2,300	1,578		
Total			113,941	

Notes:

- ¹ Parcels include all assessor's parcel numbers (APNs) or portions of APNs with animal designators that would allow horse stables as an accessory use without a ministerial or discretionary permit under the proposed project. Some parcels, however, include site constraints that may preclude the development of horse stables due to the presence of steep slopes, historic resources, etc., or that may have insufficient square footage necessary to meet the development parameters.
- ² Worst-case footprint for parcels 5 acres or under accounts for an average deduction of setbacks, single-family homes, other accessory uses, and driveways (0.5 acre), which was removed from every qualifying property. Parcels over 5 acres were assumed to be completely built out to the maximum allowed under Tier Two (5 acres).
- ³ Lands that would not be affected by this project were removed, including tribal lands, institutional, trans/communication/utilities, airports, shopping centers, education, parks, and open space easement and conservation lands.
- ⁴ Lands containing slopes of 25% or more were removed because equine uses tend to be located on relatively flat or gently sloping land.

**Table 1-4
Matrix of Potential Approvals/Permits**

Permit Type/Action	Agency
Project Approval/Certification of EIR	County of San Diego
Grading Permit	County of San Diego
Variance	County of San Diego
Administrative Permit	County of San Diego
Major Use Permit	County of San Diego
Regional General Permit	ACOE
1602 Streambed Alteration Agreement	CDFW
404 Permit Federal Clean Water Act – Dredge and Fill	ACOE
401 Permit Water Quality Certification	RWQCB/SWRCB
Section 7 Consultation or Section 10a Incidental Take Permit	USFWS
General Construction Stormwater Permit	RWQCB
National Pollutant Discharge Elimination System Permit	RWQCB

Notes: ACOE = U.S. Army Corps of Engineers
RWQCB = Regional Water Quality Control Board
CDFW = California Department of Fish and Wildlife (formerly California Department of Fish and Game)
USFWS = U.S. Fish and Wildlife Service
SWRCB = State Water Resource Control Board

**Table 1-5a
Private Projects Not Included in the General Plan Update**

Project Name	Required Approvals	Community	Dwelling Units	Acres
Park Alpine (TM 5433)	TM	Alpine	41	117.54
Rancho Nuevo (TM 5475)	TM	Alpine	18	60.14
Mckany (TPM 21044)	TPM	Alpine	4	1.53
Daoud Subdivision (TPM 20832)	TPM	Alpine	3	23.91
West Lilac Farms I & II (TM 5276)	TM	Bonsall	34	92.00
Dabbs (TM 5346)	TM	Bonsall	9	38.37
Merriam Mountains (GPA 04-006) (1)	GPA/SP/TM/REZ	N. County Metro and Bonsall	2,700	2,327.00
Brisa Del Mar (TM 5492)	TM	Bonsall	27	206.00
Cunningham (TPM 20788)	TPM	Bonsall	3	26.11
Stehly Caminito Quieto (TPM 20799)	TPM	Bonsall	4	11.69
Tran (TPM 20835)	TPM	Bonsall	5	16.86
Pfaff (TPM 21016)	TPM	Bonsall	2	7.79
Marquart Ranch (TM 5410)	TM	Bonsall	9	44.20
Twin Oaks 4 (TPM 20954)	TPM	Bonsall	4	37.93
Palisades Estates (TM 5158)	TM	Bonsall	38	408.40
Kendall Family Trust (TPM 20849)	TPM	Bonsall	2	5.01
Yaqui Pass (TM 5552)	TM	Borrego Springs	330	534.43
Pine Creek Ranch (TM 5236)	TM	Central Mountain	19	109.08
Pine Valley Park Estates (SP 03-001)	GPA/SP/REZ/TM	Central Mountain	22	38.30
The Slope (TPM 20765)	TPM	Central Mountain	4	35.00
Kenyon (TPM 20857)	TPM	Central Mountain	3	15.88
Shellstrom (TPM 21094)	TPM	Central Mountain	4	23.04
Kemerko (TPM 20716)	TPM	Crest/Dehesa	5	93.10
Walls (TPM 21008)	TPM	Crest/Dehesa	5	72.00
Kearney (TPM 20715)	TPM	Crest/Dehesa	3	13.30
Williams (TPM 20875)	TPM	Crest/Dehesa	2	9.00
Bursztyn (TPM 20840)	TPM	Crest/Dehesa	4	23.52
Woodhead (TPM 20541)	TPM	Crest/Dehesa	4	24.00
Mesquite Trails Ranch (SP 04-004)	SP/TM/MUP	Desert	480	309.51
Borrego Country Club Estates (TM 5487) ¹	TM	Desert	148	172.07
Borrego 50 (TM 5511) ¹	TM	Desert	34	50.09
Borrego Springs Senior Condominiums (TM 5512)	TM	Desert	122	5.24
Yaqui Pass (TPM 5513) ¹	TPM	Desert	72	33.10
Inland Land Development (TM 5528)	TM	Desert	331	136.67

**Table 1-5a
Private Projects Not Included in the General Plan Update**

Project Name	Required Approvals	Community	Dwelling Units	Acres
Desert Diamond (TPM 21017)	TPM	Desert	5	169.84
Bowen/Jonas (TPM 21027)	TPM	Desert	5	80.00
Henderson Canyon (TPM 21058)	TPM	Desert	4	114.90
Nickerson (TPM 2111)	TPM	Fallbrook	2	0.78
Chandler (TM 5284)	TM	Fallbrook	12	80.00
Passerelle, Campus Park (SP 03-004) ¹	GPA/SPA/REZ/TM	Fallbrook	1,088	500.00
Meadowood (GPA 04-002)	GPA/SP/REZ/TM	Fallbrook	886	390.00
Fallbrook Oaks (GPA 05-006)	GPA/TM/REZ	Fallbrook	18	26.40
Fallbrook Ranch (TM 5532)	TM	Fallbrook	11	41.00
Campus Park West (GPA 05-003)(1)	GPA/SPA/REZ/TM	Fallbrook	355	116.00
Pala Mesa Resort (SPA 03-005)	SPA/TM	Fallbrook	144	181.00
Hoskings Ranch, Genesee Properties (TM 5312)	TM	Jamul/Dulzura	33	1,417.40
Preski/Gonya (TPM 20720)	TPM	Jamul/Dulzura	4	40.33
Pijnenburg (TPM 20778)	TPM	Jamul/Dulzura	5	76.40
Hoskings Ranch Road (TPM 20863)	TPM	Jamul/Dulzura	3	150.27
Skyline Truck Trail (TPM 21028)	TPM	Jamul/Dulzura	5	47.78
Allen (TPM 21045)	TPM	Jamul/Dulzura	2	24.14
Hamilton (TPM 21060)	TPM	Jamul/Dulzura	2	24.29
Renteria (TPM 21107)	TPM	Jamul/Dulzura	4	60.38
Tibbot (TPM 20686)	TPM	Jamul/Dulzura	4	35.51
Robnett (TPM 20726)	TPM	Jamul/Dulzura	5	85.95
Los Coches Development LLC (TM 5306)	TM	Lakeside	73	78.80
Schmidt Project (TM 5434)	TM	Lakeside	4	114.94
Hiel (TPM 20925)	TPM	Lakeside	2	0.71
Parkside Villa (TPM 21048)	TPM	Lakeside	3	0.00
Bradley Avenue (TM 5422)	TM	Lakeside	30	1.25
Lakeside (TPM 20916)	TPM	Lakeside	3	1.21
Harvest Glen (TM 5366)	TM	Mountain Empire	40	284.43
Vaughan (TM 5417)	TM	Mountain Empire	13	81.15
Star Ranch (GPA 05-008)	GPA/SP/REZ/TM	Mountain Empire	460	2,160.00
Potrero Valley Road (TM 5484)	TM	Mountain Empire	8	73.50
Arellano (TPM 20756)	TPM	Mountain Empire	3	17.27

**Table 1-5a
Private Projects Not Included in the General Plan Update**

Project Name	Required Approvals	Community	Dwelling Units	Acres
Volli (TPM 20889)	TPM	Mountain Empire	4	40.00
Elder (TPM 20981)	TPM	Mountain Empire	5	109.25
Heald Development (TPM 21014)	TPM	Mountain Empire	5	36.00
Davis-Inman (TPM 21081)	TPM	Mountain Empire	4	97.00
Grizzle (TPM 20719)	TPM	Mountain Empire	5	245.00
Bartlett (TPM 20754)	TPM	Mountain Empire	4	164.70
Jacumba Valley Ranch (GPA 06-014) ¹	GPA/SP/REZ/TM	Mountain Empire	2,125	1,216.00
Sugarbush (GPA 05-010)	GPA/SP/REZ/TM	N. County Metro	53	115.50
Kawano Subdivision (TM 5401)	TM	N. County Metro	9	10.27
Pizzuto Property (TPM 20846)	TPM	N. County Metro	3	40.00
Montiel Road Townhomes (GPA 04-007)	GPA/TM	N. County Metro	70	4.86
Rimsa TPM (TPM 21095)	TPM	N. County Metro	2	12.50
Ranchita Subdivision (TM 5516)	TM	North Mountain	13	147.88
Shadow Run Ranch LLC (TM 5223)	TM	Pala/Pauma	46	263.17
Warner Ranch (GPA 06-009)	GPA/SP/TM/REZ/MUP	Pala/Pauma	900	430.00
Donald Jenkins (TPM 21023)	TPM	Pala/Pauma	2	10.35
Pala Pauma (TPM 20611)	TPM	Pala/Pauma	4	54.66
Wexler (TPM 20913)	TPM	Pala/Pauma	4	4.80
Townsend (TPM 20736)	TPM	Pendleton/De Luz	4	20.00
Herod (TPM 21121)	TPM	Potrero	2	37.53
Silvola (TPM 20658)	TPM	Rainbow	3	26.16
M.D.S. Dev. Corp./Deca (TM 4962)	TM	Ramona	30	75.00
Ramona Ridge Estates (TM 5008)	TM	Ramona	25	219.35
Rancho Esquilago (TM 5198)	TM	Ramona	38	147.68
Development Venture (TM 5254)	TM	Ramona	67	327.00
Valley Park Condominiums (TM 5480)	TM	Ramona	62	2.87
Kvaas (TPM 20747)	TPM	Ramona	5	60.00
Neuman (TPM 20962)	TPM	Ramona	4	39.40
Filippini Parcel Map (TPM 20926)	TPM	Ramona	2	9.35
Sunset Vista (TM 5257)	TM	Ramona	7	9.57
Roberts (TM 5267)	TM	Ramona	8	50.62
Ramona (TPM 20466)	TPM	Ramona	2	19.82
Teyssier (TM 5194)	TM	Ramona	37	289.00
Victoria Shangrila (TM 5261)	TM	San Dieguito	38	79.67
Starwood Santa Fe Valley (TM 5556)	TM	San Dieguito	8	10.00

**Table 1-5a
Private Projects Not Included in the General Plan Update**

Project Name	Required Approvals	Community	Dwelling Units	Acres
Oakrose Ranch (TM 5204)	TM	San Dieguito	10	39.66
Fuerte Ranch Estates (GPA 03-006)	GPA/REZ/TM	Valle De Oro	40	26.89
Spanish Trails (Loranda) (TM 5173)	TM	Valley Center	175	435.39
Brook Forest (GPA 03-008)	GPA/SP/TM	Valley Center	84	225.56
Beauvais/Old Castle (TM 5315)	TM	Valley Center	11	23.16
Rancho Lilac (GPA 04-008)	GPA/SP/REZ/TM/MUP	Valley Center	360	693.49
Castle Creek Condominiums (GPA 06-011)	GPA/SPA/TM/REZ	Valley Center	63	57.79
McNally Road Parcel Map (TPM 21004)	TPM	Valley Center	4	78.30
Sukup (TM 5184)	TM	Valley Center	9	24.62
Garcia T.S.M. (TM 5458)	TM	Valley Center	8	17.40
Calle De Encinas (TPM 20780)	TPM	Valley Center	3	14.39
S.R. Polito Family Partnership LTD (TM 5001)	TM	Valley Center	18	69.20
Crews Development Valley Center Road (TPM 20828)	TPM	Valley Center	4	9.71
Fitzpatrick (TPM 20842)	TPM	Valley Center	4	10.72
Goodnight Ranchos (TPM 21101)	TPM	Valley Center	2	5.00
Hancey TPM (TPM 20999)	TPM	Valley Center	4	14.75

Source: County of San Diego 2012

GPA = General Plan Amendment
MUP = Major Use Permit
REZ = Rezone
SP = Specific Plan
SPA = Specific Plan Amendment
TM = Tentative Map
TPM = Tentative Parcel Map

¹ Includes a Commercial or Industrial Component.

**Table 1-5b
Proposed Projects on Tribal Lands**

Project No.	Name	Size
<i>Campo Reservation</i>		
1	Gaming Area Expansion	17,800 square feet
2	Hotel	150 rooms
3	Hotel (Phase II)	100 rooms
4	RV Parking	80 spaces
5	Bowling Center	16 lanes
6	Entertainment Hall	20,000 square feet
7	Casino Admin Office	4,250 square feet
8	Restaurant	2,500 square feet
9	250-megawatt Wind Power Generation Facility	4,660-acre study area
<i>Ewiiapaayp Reservation</i>		
10	Gaming Area	80,500 square feet
11	Health Clinic	26,500 square feet
<i>Jamul Reservation</i>		
12	Gaming Area	73,469 square feet
13	Hotel	400 rooms
14	Event Center	1,200 seats
<i>La Jolla Reservation</i>		
15	Casino	35,000 square feet
16	Hotel	150 rooms
<i>Pala Reservation</i>		
17	Gaming Area Expansion	50,500 square feet
18	Hotel Expansion	50 rooms
19	Motocross Raceway	Unknown
<i>Pauma and Yuima Reservation</i>		
20	Gaming Area Expansion	41,100 square feet
21	Hotel	400 rooms
22	Retail Shops	4,000 square feet
23	Event Center	34,000 square feet
<i>San Pasqual Reservation</i>		
24	Hotel	161 rooms
25	Outdoor Concert Venue	2,000 seats
<i>Sycuan Reservation</i>		
26	Gaming Area Expansion	140,835 square feet
27	Hotel	557 rooms
28	Single Family Homes	74 units
29	Equestrian Center	Unknown
30	RV Park	85 spaces

Table 1-5b
Proposed Projects on Tribal Lands

Project No.	Name	Size
<i>Viejas Reservation</i>		
31	New Casino	100,000 square feet
32	Hotel	600 rooms
33	Multiplex Movie Theater	1,000 seats
34	Concert Venue	12,000 seats

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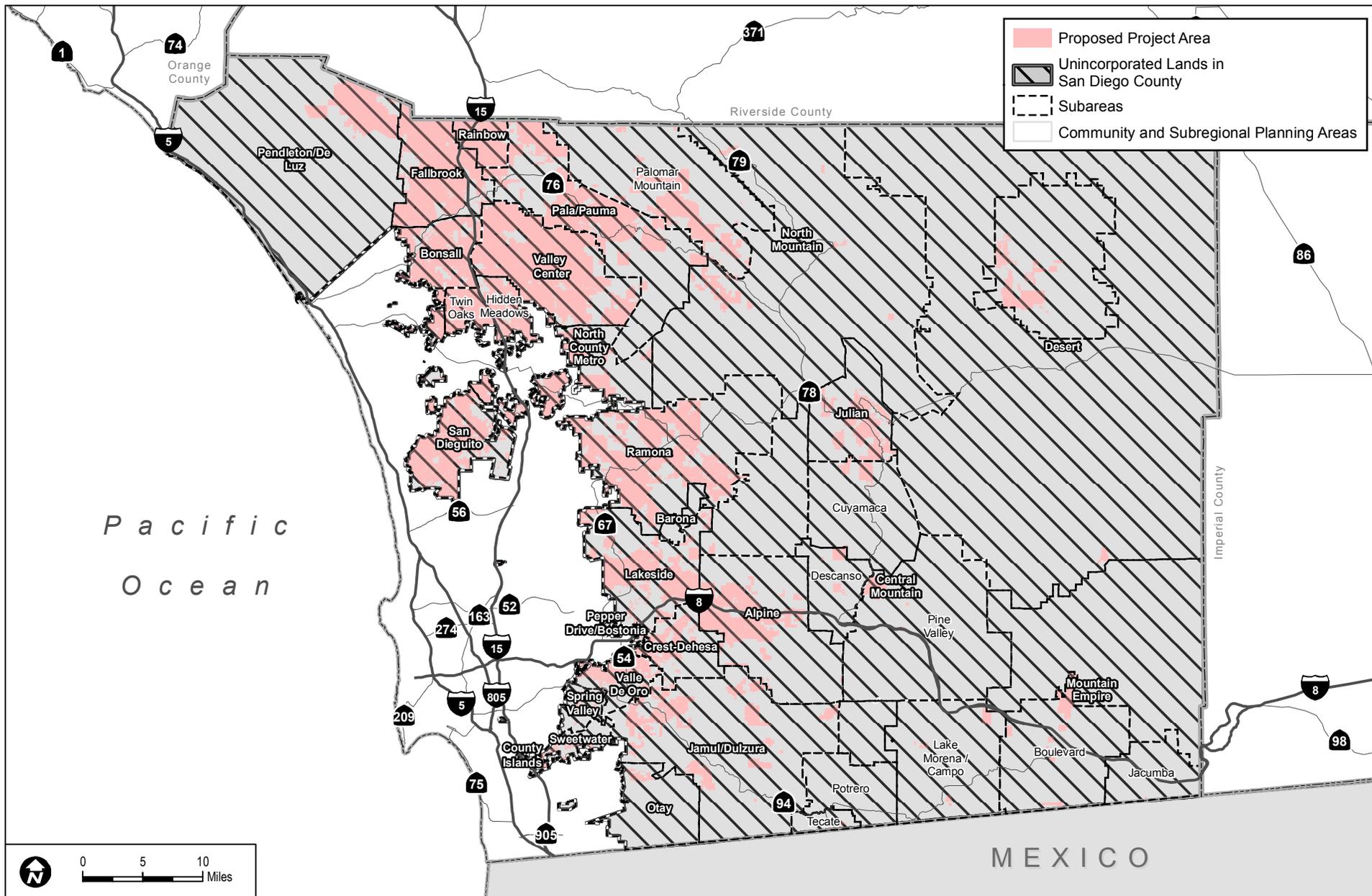
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County Equine Ordinance EIR

**FIGURE 1-1
Regional Map**

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DUDEK

SOURCE: SanGIS, SANDAG

**FIGURE 1-2
Vicinity Map**

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