

### **3.2 Effects Found Not Significant During Initial Study**

This section of the environmental impact report (EIR) provides discussions of those effects that were identified as not significant or less than significant during the Initial Study and did not require further analysis. The Initial Study is included as Appendix D. Each issue addressed includes a brief discussion of existing conditions for the proposed project area and, where applicable, a description of regulations or policies. For the purpose of this EIR, the Guidelines of Determination of Significance apply to both the direct/indirect impacts analysis and the cumulative impact analysis.

The following environmental areas were found to be not significant during the environmental Initial Study process: Geology and Soils, Mineral Resources, Population and Housing, Public Services, Recreation, and Utilities. For all of the environmental issues below, the action to approve the proposed Zoning Ordinance Amendment would not be significant. The analysis considers the implementation of the proposed project and the future development of equine facilities that could result.

#### **3.2.1 Geology and Soils**

Geologic hazards are related to the type of materials that make up the Earth and the movement and processes that occur through time. The topographic conditions, landforms, and geological formations vary greatly across the project area. Significant impacts would occur if the proposed project exposes people or structures to geologic hazards or produces unstable geological conditions. Adverse impacts to people or structures can result from rupture of a known earthquake fault, strong seismic shaking, landslides, mudslides, and ground failure, including liquefaction, landslides, lateral spreading, and subsidence.

##### ***3.2.1.1 Analysis of Project Effects***

#### **Tier One and Tier Two**

Tier One and Tier Two uses developed under the proposed Zoning Ordinance Amendment could result in an increase of equine facilities including horse stables, animal enclosures, and pastures, as well as increase the amount of related infrastructure, including parking lots, driveways, fences, and buildings. Future equine facilities built pursuant to the proposed Zoning Ordinance Amendment may be located within a fault-rupture hazard zone as identified by the Fault-Rupture Hazards Zones in California (DOC 1999), or within an area with substantial evidence of a known fault. However, structures that will be built pursuant to this Zoning Ordinance Amendment will be required to comply with the County of San Diego (County) Building Code requirements. Included in the County Building Code are requirements that address seismic hazards through engineering requirements prior to the issuance of a building permit such as appropriate

foundation design with rebar and building tie downs. Therefore, due to these requirements, the project does not have the potential to expose people or structures to substantial adverse effects.

Future projects may also be located on soils subject to liquefaction such as a “Potential Liquefaction Area” as identified in the County’s Guidelines for Determining Significance: Geologic Hazards (2007). A total of 47,707 acres of the 344,665-acre project area are located in potential liquefaction areas as identified by the County. To ensure the structural integrity of all buildings and structures, any future structures located in these areas must conform to the Seismic Requirements, Chapter 16, Section 162, Earthquake Design, as outlined within the California Building Code. Section 162 requires a soils compaction report with proposed foundation recommendations to be approved by a County structural engineer before the issuance of a Building or Grading Permit. Therefore, exposure of people or structures to potential adverse effects from seismic-related ground failure as a result of this project would be reduced to less than significant.

Future equine facilities may be located within a Landslide Susceptibility Area as identified in the County’s Guidelines for Determining Significance: Geologic Hazards (2007). Landslide Susceptibility Areas were developed based on landslide risk profiles included in Figure 3.2.1-1, which identifies the known locations where landslides are subject to occur throughout the County. Landslide risk areas were based on data including steep slopes (greater than 25%), soil series data (San Diego Association of Governments (SANDAG) based on U.S. Geological Survey (USGS) 1970s series), soil-slip susceptibility from the USGS, and Landslide Hazard Zone Maps (limited to western portion of the County) developed by the California Department of Conservation, Division of Mines and Geology. Also included within Landslide Susceptibility Areas are gabbroic soils on slopes steeper than 15% in grade because these soils are slide prone. A total of 134,943 acres of the 344,665 -acre project area contain slopes over 25%, and an additional 13,751 acres of the project area contain gabbroic soils with slopes over 15%. If proposed equine facilities involved substantial landform modification/grading that may expose people or structures to potential substantial adverse effects from landslides, a discretionary Grading Permit would be required and would require further environmental review. Typically, equine facilities that involve grading, clearing, and/or removal of natural vegetation over 200 cubic yards would likely require a grading or clearing permit. Additionally, future projects involving grading would have to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Section 87.209, and provide a soils investigation to ensure that recommendations to correct weak or unstable soil conditions have been incorporated in the grading plan and specifications. As part of this process, a geotechnical report may be required to demonstrate the area does not show evidence of either preexisting or potential conditions that could become unstable and result in landslides. Therefore, potential adverse effects from landslides as a result of this project would be less than significant.

Future equine facilities may be located on expansive soils as defined within Table 18-1-B of the Uniform Building Code (1994). However, impacts would be less than significant because all new construction is required to comply with the improvement requirements identified in the 1997 Uniform Building Code, Division III, Design Standard for Design of Slab-on-Ground Foundations to Resist the Effects of Expansive Soils and Compressible Soils, which ensures suitable structure safety in areas with expansive soils. Therefore, the potential for a project to be located on expansive soil, creating substantial risks to life or property, would be less than significant.

As a result, implementation of the proposed project would not result in significant impacts associated with geologic and soils hazards. Compliance with standard construction practices and applicable regulations would ensure that the construction of future Tier One and Two equine facilities would result in less-than-significant impacts to geology and soils.

### Tier Three and Tier Four

Future equine facilities would be subject to discretionary review and required to obtain an Administrative Permit for equine uses under Tier Three and a Major Use Permit (MUP) for equine uses under Tier Four. As part of the County's discretionary review process, all future projects would be evaluated under the California Environmental Quality Act (CEQA) and would be required to implement measures to minimize geologic impacts, as necessary. For example, if future equine facilities are located near a fault zone or are located on a site with expansive soil or unstable geologic conditions, a geologic hazards technical report may be required at the discretion of the County. The technical report would assess the site-specific conditions and include mitigation measures, as necessary. In addition, future equine facilities would be required to comply with the County of San Diego Building Code requirements, which address seismic events through engineering requirements prior to the issuance of a building permit. Therefore, due to the Administrative Permit and MUP discretionary review process required for all future Tier Three and Four equine facilities, respectively, the project would result in **less-than-significant impacts** to geology and soils.

#### **3.2.1.2 Cumulative Impact Analysis**

Cumulative impacts to geology or soils may result from exposure to seismic risk, geologic hazards, or creation of unstable geologic conditions. The geographic scope for this cumulative analysis is the immediate area of geologic constraint, except in the case of regional geologic impacts such as earthquakes. Projects located within the County and surrounding jurisdictions are subject to the California Building Code, which includes provisions for structures located in seismic zones. The California Building Code also includes structural engineering standards to ensure structures can withstand changes in the integrity of the soil. Within the County, projects are subject to the County Building Code, as described in Section 3.2.1.1. Other jurisdictions such

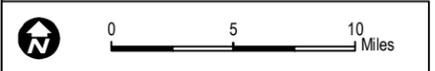
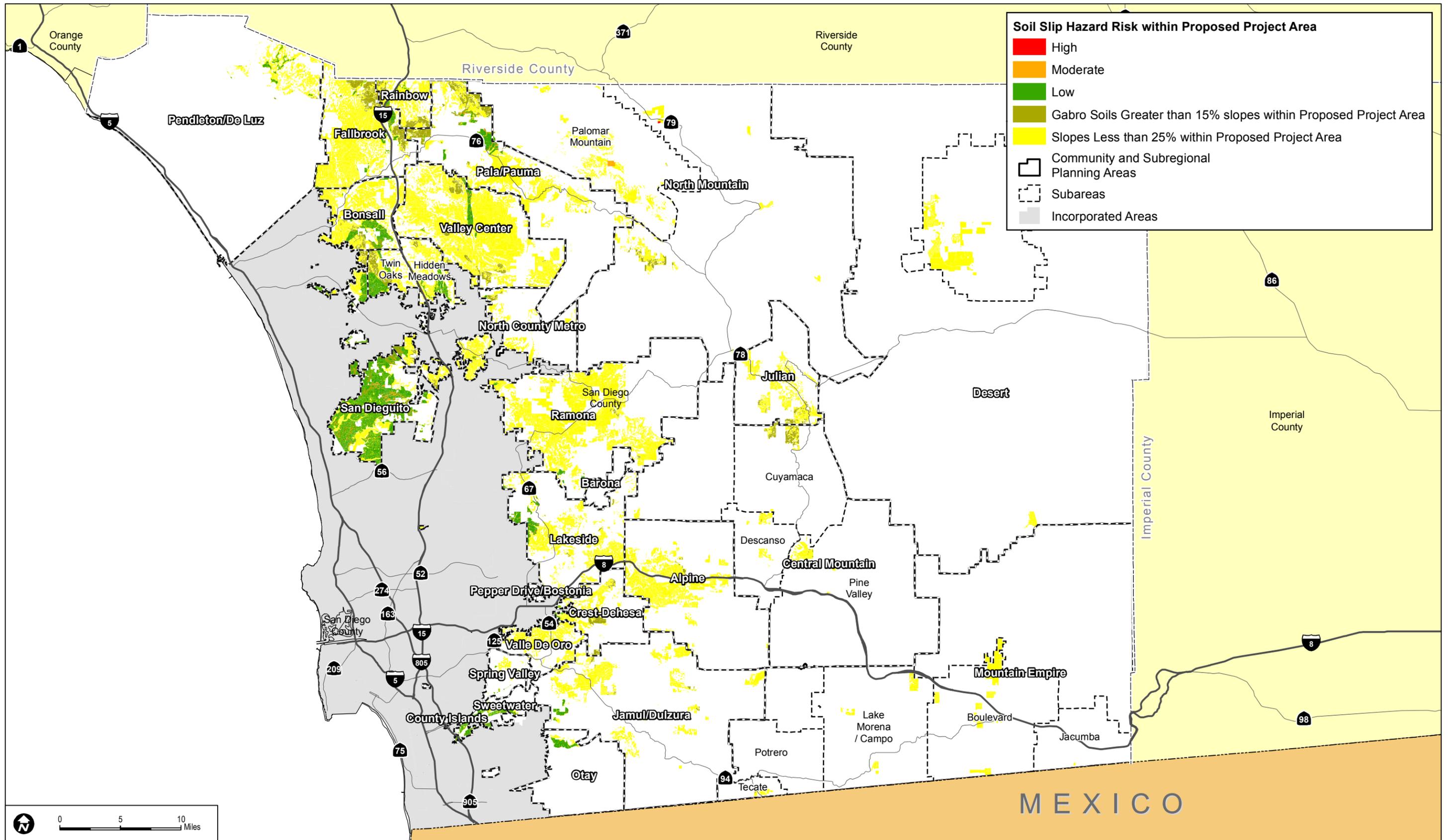
as tribal lands and federal lands have policies and guidelines to reduce seismic risks requiring permits for construction and inspection. Cumulative projects in these areas would be subject to these and applicable state and/or federal regulations. The geographic scope of cumulative impact analysis is limited to the immediate area because risks of exposing people to seismic and soil hazards within the County do not combine with the risks from other locations. Therefore, the proposed project, in combination with other cumulative projects, would **not contribute to a potentially significant cumulative impact**.

#### **3.2.1.3 Mitigation Measures**

The proposed project will not result in any significant direct or cumulative impacts to geologic hazards or soils, and no mitigation measures are required.

#### **3.2.1.4 Conclusion**

Implementation of the proposed project would not result in significant impacts associated with geologic hazards and soils. Compliance with standard construction practices and applicable regulations would ensure that the construction of future equine facilities would result in less-than-significant impacts. Additionally, compliance with an Administrative Permit or MUP discretionary review process would ensure that the construction of Tier Three or Tier Four equine facilities, respectively, would result in less-than-significant impacts.



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