

CHAPTER 3.0 ENVIRONMENTAL EFFECTS FOUND NOT TO BE SIGNIFICANT**3.1 Effects Found Not Significant as Part of the EIR Process**

This section of the EIR provides discussions of those effects that, through the course of analyzing the environmental effects associated with the proposed project, were identified as not significant or less than significant. The following environmental areas were found to be not significant during this analysis: Land Use, and Hydrology and Water Quality.

3.1.1 Land Use and Planning

This section addresses existing land uses in the County of San Diego (County) and identifies the potential impacts of the proposed project to on-site and surrounding land uses. This section discusses and analyzes potential land use conflicts of the proposed project in relation to the physical division of an existing community as well as existing land use plans, policies, and regulations. The discussion of existing land uses and land use policies and regulations is based on the County of San Diego General Plan (County of San Diego 2011a, Land Use Element).

3.1.1.1 *Existing Conditions***Existing Land Use Types**

There are a variety of land uses existing in the unincorporated communities of the County. Land use types are mainly classified into seven categories: Residential, Commercial, Industrial, Facilities, Circulation/Transportation, Open Space, and Tribal Lands. These land use types are based on existing development patterns from various sources, including aerial photos and building permits. The project area is spread throughout the County and includes all seven land use types.

Regional Land Use Setting

The unincorporated portion of the County is located in the southwestern corner of California and encompasses approximately 2.3 million acres. It is bordered by Riverside and Orange Counties to the north, Imperial County to the east, the country of Mexico to the south, and 18 local incorporated jurisdictions and the Pacific Ocean to the west. The incorporated cities within the County include the following (listed from north to south): the Cities of Oceanside, Vista, Carlsbad, San Marcos, Escondido, Encinitas, Solana Beach, Del Mar, Poway, Santee, El Cajon, La Mesa, Lemon Grove, National City, Chula Vista, Imperial Beach, Coronado, and San Diego. The unincorporated portion of the region is divided into 23 planning areas. In all, 14 of the planning areas are community planning areas (CPAs) and 9 are subregions.

The common characteristics of the land, from topography to public services, work to dictate what development patterns are most appropriate for particular portions of the San Diego region. On average, the unincorporated areas of the County are more highly constrained, with more rugged

terrain, more occurrences of sensitive species, and fewer opportunities to provide essential services. Due to these constraints, the unincorporated areas generally have a different ratio of land uses than the incorporated cities. A majority of the land in the unincorporated County is undeveloped, while the majority of land in the incorporated cities is developed. Land uses identified in the existing General Plan for the unincorporated County are shown in Figure 3.1.1-1. Within the developed land areas of the unincorporated County, residential and transportation/circulation uses are the predominant land uses. In addition, several large federal, state, and regional parklands encompass much of the unincorporated County, especially the eastern portion.

The most developed communities in the unincorporated County are located along its western boundary and include the CPAs of Spring Valley, Valle de Oro, Lakeside, Ramona, and San Dieguito, as well as the North County Metro Subregion. These areas, located primarily within the San Diego County Water Authority (SDCWA) boundary, have generally been provided with public facilities and services, such as water, sewer, roads, and schools, and therefore have been developed at a more rapid rate. Because public facilities and services are more difficult and costly to construct and provide further to the east, development has been sparse in the backcountry region.

3.1.1.2 Regulatory Setting

The County is subject to numerous policies, programs, codes, and ordinances that regulate land use development. In order to simplify the volume and complexity of these regulations, this inventory focuses on policies that affect land use designations and zoning. Policies and regulations that indirectly affect land use planning, such as traffic, water quality, and air quality regulations, are included in the other appropriate sections of this environmental impact report (EIR).

State Regulations

California Aeronautics Act

The California Aeronautics Act, established by the California Department of Transportation (Caltrans)—Division of Aeronautics, requires the preparation of airport land use compatibility plans (ALUCPs). ALUCPs promote compatibility between airports and the land uses that surround them to the extent that these uses are not already developed with incompatible land uses. They are intended to protect the safety of people, property, and aircraft on the ground and in the air in the vicinity of the airport. They also protect airports from encroachment by new incompatible land uses that could restrict their operations. In late 2006, the San Diego County Regional Airport Authority adopted new ALUCPs for six rural airports operated by the County (Agua Caliente, Borrego Valley, Fallbrook, Jacumba, Ocotillo, and Ramona).

California Planning and Zoning Law

The legal framework in which California cities and counties exercise local planning and land use functions is provided in the California Planning and Zoning Law, Sections 65000 through 66499.58. Under state planning law, each city and county must adopt a comprehensive, long-term general plan. State law gives cities and counties wide latitude in how a jurisdiction may create a general plan, but there are fundamental requirements that must be met. These requirements include seven mandatory elements described in the California Government Code. Each of the elements must contain text and descriptions setting forth objectives, principles, standards, policies, and plan proposals; diagrams and maps that incorporate data and analysis; and mitigation measures.

Local Agency Formation Commission

California Government Code, Section 56000 et seq., titled the Cortese–Knox–Hertberg Local Government Reorganization Act of 2000, provides the Local Agency Formation Commission (LAFCO) with its powers, procedures, and functions. This law gives LAFCO power to “approve or, disapprove with or without amendment, wholly, partially or conditionally” proposals concerning the formation of cities and special districts, as well as other changes in jurisdiction or organization of local governmental agencies. LAFCO regulates local agency boundary changes including annexation and detachment of territory; incorporation of cities; formation of special districts; and consolidation, merger, and dissolution of districts. LAFCO is also charged with developing and updating a sphere of influence (SOI) for each city and special district within the County.

Local Regulations and Programs

San Diego Association of Governments Plans and Programs

Regional Comprehensive Plan

The Regional Comprehensive Plan (RCP) is prepared by the San Diego Association of Governments (SANDAG) to be the strategic planning framework for the San Diego region. It creates a regional vision and provides a broad context in which local and regional decisions can be made that foster a healthy environment, a vibrant economy, and a high quality of life for all residents. The RCP balances regional population, housing, and employment growth with habitat preservation, agriculture, open space, and infrastructure needs. The RCP considers the general plans of all the jurisdictions in the region, examines regional growth patterns, and provides a blueprint for growth in San Diego, including where and how growth would occur.

County of San Diego Plans, Programs, Policies, and Regulations

Community and Subregional Plans

Each planning area has a community or subregional plan, except for Pendleton/De Luz and County Islands, which are CPAs without organized planning or sponsor groups. Each community plan or subregional plan supplements the County General Plan by focusing on a particular planning area. Community and subregional plans contain information and policies concerning land use, housing, circulation, conservation, public facilities and services, recreation, and community character. Other issues may be addressed depending on the circumstances in a particular community. The policies and programs contained in a community or subregional plan are meant to refine the policies of the General Plan since they apply to a smaller geographic region and provide a forum for resolving local conflicts. As legally required by state law, community plans must be internally consistent with General Plan goals and policies of which they are a part.

Current community plan and subregional plan policies or language relating to equine uses, which in turn are directly related to the proposed project, are listed as follows (County of San Diego 2011a).

Bonsall Community Plan

Existing Land Uses and Community Character: The Bonsall CPA consists primarily of low-density estate-type residential, agricultural, and equestrian uses.

Goal LU-1.1: A unique balance of Bonsall's rural agriculture, estate lots, ridgelines, equestrian uses, and open space land uses within the community, including open space and low density buffers that separate the community from adjacent cities and unincorporated community and new development that conserves natural resources and topography (County of San Diego 2011b, p. 22).

Policy P LU-1.1.2: Maintain the existing rural lifestyle by continuing the existing pattern of residential, equestrian, and agricultural uses within the Bonsall CPA (County of San Diego 2011b, p. 22).

Policy LU-5.2.2: Allow further reductions in minimum lot sizes indicated in Policy LU-5.2.1, through Planned Development, Lot Area Averaging, or Specific Plan projects only when setbacks, building scale, and design are appropriate to retain the equestrian and agricultural community character in the area (County of San Diego 2011b, p. 28).

Policy COS-3.1.1: Encourage agricultural and equestrian open spaces and only encourage linking of open space if it is biological and supports a wildlife corridor system (County of San Diego 2011b, p. 39).

Central Mountain Subregional Plan

Existing Land Uses and Community Character: Also, as a major terminus of the backcountry trail system featuring larger land parcels, Descanso has become the ideal San Diego County community for horse owners and distance riders (County of San Diego 2011c, p. 15).

Crest/Dehesa/Harbison Canyon/Granite Hills Community Plan

Existing Land Uses and Community Character: Granite Hills has been gradually changing from agriculture to residential uses with some small scale agricultural operations remaining. Horse ownership is common, and trails linking the Subregion are an important feature of the area (County of San Diego 2011d, p. 11).

Policy LU 1.1.14: Encourage outdoor activities, such as small-scale farming, animal husbandry, and horseback riding, to maintain the pastoral-rancho style of living. (Formerly CC Dehesa Policy 1) (County of San Diego 2011d, p. 16).

Issue COS 1.3: Only a small portion of the land in the planning area is in agricultural production because of the severe topography and lack of imported water facilities. The Dehesa Valley is oriented toward an agricultural lifestyle, and, although water is limited, certain crops, such as oats, hay, and grapes, are produced. Some small-scale animal husbandry exists, primarily as horse breeding. Agricultural uses are not likely to become a major percentage of the total uses within the Subregion, but they are nonetheless encouraged because the presence of such uses reinforces the rural character of the Subregion (County of San Diego 2011d, p. 28).

Jamul/Dulzura Subregional Plan

Land Use Policy 11: Keeping animals and other agricultural land uses on residential parcels of 1 acre or larger is desirable. As land holdings increase in size, the number of animals permitted should also be increased. Land use regulations permissive enough to allow such agricultural uses are appropriate throughout the community (County of San Diego 2011e, p. 10).

Julian Community Plan

Land Use: Agricultural land use zoning covers most of the Julian Community Planning Area. A large portion of the planning area is held in agricultural preserves. The major use within the agricultural preserves is cattle grazing. Other agricultural pursuits include horse breeding, tree crops, and wine making (County of San Diego 2011f, p. 33).

Lakeside Community Plan

Introduction: The desire to maintain a rural type of lifestyle has affected the way in which Lakeside has developed. A considerable amount of small-scale farming still exists in the

community and many homes in the residential areas of Lakeside have small horse corrals, evidencing a relatively high degree of horse ownership (County of San Diego 2011g, p. 2).

Land Use Agricultural Goal, Policy 7: Analyze existing animal regulators for rural properties and apply less restrictive animal regulators to areas where the application of such regulators can be found compatible with neighboring uses (P) (County of San Diego 2011g, p. 13).

Land Use Agricultural Goal, Policy 8: Permit animal raising projects sponsored by recognized youth organizations in designated areas of Lakeside (I) (County of San Diego 2011g, p. 13).

Ramona Community Plan

Existing Land Uses and Community Character: It is with this intent that the pattern for community development proposed for the CPA concentrate growth in and adjacent to the existing town area, designating the agricultural and equine areas and the remote, more mountainous areas for low density rural uses (County of San Diego 2011h, p. 10).

Ramona's most important commercial agricultural activities, in terms of gross income to the Planning Area, are egg ranching, dairy ranching, vineyards, ornamental production, and avocado farming. Smaller, but commercially significant investments include beef and other livestock production, horse ranching, hay, kiwis, subtropical fruit, and nuts (County of San Diego 2011h, p. 14).

Recent sales and building increases indicate that there is a great demand in the Ramona area for lots where families can grow kitchen gardens, keep pleasure horses, and raise animals for domestic use and activities such as 4-H and Future Farmers of America (County of San Diego 2011h, p. 15).

Goal LU 2.1: Residential development that is compatible in scale and intensity with existing neighborhoods and in harmony with the natural environment and agricultural and equine activities. Infill development located in the Town Center area and the restriction of residential subdivisions in areas of environmental constraint or open space use (County of San Diego 2011h, p. 25).

Policy LU 2.1.1: Permit residents to keep leisure, market, and large animals on their property in areas with land use densities of SR-0.5 or less (County of San Diego 2011h, p. 25).

San Dieguito Community Plan

Land Use Agricultural Findings: According to a land use analysis by SANDAG, in 2007, 5.6% or about 1,660 acres in the San Dieguito CPA are currently in productive agricultural use. There are also about 3,000 acres currently under Agricultural Preserve contracts. Many

of these estate areas have secondary agricultural uses such as orchards and horsekeeping (County of San Diego 2011i, p. 22).

El Apajo Specific Plan Area Land Use Policy 3d: Estate residential or agricultural uses such as horse ranches are appropriate for this Specific Plan Area (SPA). Currently there are three planned developments within the SPA (County of San Diego 2011i, p. 38).

Conservation Water Course Goal Findings: Maintaining a sense of spaciousness is a key objective of the San Dieguito Community Plan, and this can be achieved in large part by restricting development within floodplains. Certain types of uses that would be supportive of the rural lifestyle of the area are appropriate, such as stables, equestrian facilities, agriculture or recreational uses (County of San Diego 2011i, p. 55).

Sweetwater Community Plan

Introduction: The CPA provides a semi-rural equestrian community, which is close to urban areas and employment opportunities... The goals of the Sweetwater Community Plan are to retain and enhance the open, rural, equestrian atmosphere (County of San Diego 2011j, p. 3).

Land Use, Residential Goal, Findings: The housing characteristically is of the custom type: large, with open spaces, no sidewalks, usually septic systems, possibly horses, and private roads. The majority of all subdivisions are characterized by no or very minimal sidewalks, open spaces, horses and larger lots (County of San Diego 2011j, p. 8).

Recreation Goal: Provide regional and local parks and open space preserves which consider the unique equestrian character of the community, the need for traditional forms of recreation, and the need to provide natural open space. Establish and protect an efficient and safe network of public riding and hiking trails (County of San Diego 2011j, p. 26).

Valley Center Community Plan

Orchard Run Specific Planning Area General Policy 5: Development in the Specific Plan will be limited to residential, recreational, and possibly a wastewater treatment facility. Recreational uses will include an equestrian barn for boarding horses and an extensive trail system (County of San Diego 2011k, p. 47).

Orchard Run Specific Planning Area Recreational Policy 3: A community barn facility will be provided to offer equestrian boarding opportunities, animal husbandry, and other farming programs for residents of Orchard Run (County of San Diego 2011k, p. 48).

Rancho Lilac Specific Plan Area General Policy 3: Development within the Rancho Lilac SPA shall be limited to residential and recreational uses. Commercial uses are permitted when in conjunction with the golf course and/or equestrian facility. Industrial uses are prohibited (10-1) (County of San Diego 2011k, p. 19).

Forest Conservation Initiative

The Cleveland National Forest (CNF) is one of the largest expanses of undisturbed, natural open space in Southern California and as such is valuable as a watershed, agricultural area, and recreational area for citizens of the County. The unique resources of the CNF are of such significance that development on parcels within its boundaries must be restricted. Recognizing the need for continued growth and adequate housing in the County, voters approved the Forest Conservation Initiative (FCI), which required that approximately 70,000 acres of private lands within the CNF in the County have a minimum lot size of 40 acres. The FCI was originally approved in 1993 and expired on December 31, 2010. Upon the expiration of the FCI, land in the affected areas reverted to the land use designations under the pre-FCI General Plan. The General Plan (August 2011) land use maps excluded FCI lands; therefore, the pre-FCI General Plan land use designations applied to the former FCI lands are not consistent with the existing General Plan. To correct these inconsistencies, the County Department of Planning and Development Services is undertaking efforts to appropriately re-designate these lands.

San Diego County Zoning Ordinance

The County Zoning Ordinance provides detailed regulatory provisions for development of all unincorporated lands within the County. County zoning is used to implement the goals and objectives of the adopted General Plan in accordance with state law, which requires that the General Plan and corresponding zoning be consistent with one another.

San Diego County General Plan

The General Plan document, dated August 2011, is the first comprehensive update of the County General Plan since 1978. The document is based on a set of guiding principles designed to protect the County's unique and diverse natural resources and maintain the character of its rural and semi-rural communities. It reflects an approach to planning that balances the need for adequate infrastructure, housing, and economic vitality, while maintaining and preserving each unique community within the County, agricultural areas, and extensive open space.

The General Plan contains six elements. The Land Use Element, Chapter 3, provides maps, goals, and policies that guide planners, the general public, property owners, developers, and decision makers as to how lands are to be conserved and developed in the unincorporated County. The Land Use Element includes a two-tier framework to guide the location and distribution of land uses, and to establish the range and intensity of allowable land uses for all

areas under the County's jurisdiction. The first tier, Regional Categories, establishes a hierarchy for the overall structure and organization of development that differentiates areas by overall character and density. The second tier, Land Use Designations, disaggregates these categories and provides more precise direction regarding the planned density and intensity of residential, commercial, industrial, open space, and public land uses. The Mobility Element, Chapter 4, identifies the general location and extent of existing and proposed major roads, transportation routes, terminals, and other public utilities and facilities. The Conservation and Open Space Element, Chapter 5, addresses the conservation, development, and use of natural resources including water, forests, soils, rivers, mineral deposits, and open space. This element encourages renewable energy production. The Housing Element, Chapter 6, is a comprehensive assessment of current and projected housing needs for all economic segments of the community and region. It sets forth local housing policies and programs to implement those policies. The Safety Element, Chapter 7, establishes policies and programs to protect the community from risks associated with seismic, geologic, flood, and wildfire hazards. Lastly, the Noise Element, Chapter 8, identifies and appraises noise problems within the community and forms the basis for distributing new noise-sensitive land uses.

3.1.1.3 Analysis of Project Effects and Determination of Significance

The proposed project consists of amendments to the Zoning Ordinance related to equine uses in unincorporated portions of the County over which the County has land use jurisdictions; see Section 1.4, Project Components, for further details. Specifically, the proposed project applies to properties that are zoned with an Animal Designator D–J, L–N, U, V, or X, totaling 356,898 acres. The proposed Zoning Ordinance Amendment is provided as Appendix A to this EIR. Based on the proposed tiered permitting for horse stables, the development of horse stables in certain areas within the County that currently require a Major Use Permit may be allowed without a ministerial permit or discretionary permit. Under these circumstances, future equine uses within Tier One and Tier Two would not be subject to environmental review. The following impact analysis has been separated into Tier One/Tier Two and Tier Three/Tier Four to reflect the distinction in the level of review required for the establishment of each use (non-discretionary versus discretionary).

3.1.1.3.1 Physically Divide a Community

Guidelines for Determination of Significance

For the purpose of this EIR, the following significance guideline from Appendix G of the California Environmental Quality Act (CEQA) Guidelines applies to the direct and indirect impact analysis, as well as the cumulative impact analysis. A significant impact would result if:

- The proposed project would physically divide an established community.

Analysis

For the purposes of this EIR, established communities are defined as established town centers or communities within the County's 23 planning areas. While the project area is spread throughout the entire County, a majority of properties effected by the proposed project are located in the communities of Fallbrook, Bonsall, Valley Center, San Dieguito, Lakeside, and Alpine.

Tier One and Tier Two

Although the proposed project could result in more equine facilities and related infrastructure, these facilities would be limited in size according to the useable area on the property and the appropriate setbacks for these facilities. The proposed project would not introduce new major infrastructure such as major roadways, water supply systems, or utilities to these areas. Any new Tier One or Two facilities and related infrastructure would be contained within the existing properties and applicable setbacks that would not result in the division of established town centers or communities. Therefore, impacts would be **less than significant**.

Tier Three and Tier Four

Equine uses developed under Tier Three and Tier Four would result in the construction of larger equine facilities and related infrastructure such as fences, access roads and accessory structures. However, any new equine facilities under Tier Three and Tier Four would be subject to discretionary review and required to obtain an Administrative Permit or Major Use Permit (MUP), respectively. As part of the County's discretionary review process, projects would be evaluated under CEQA and would be required to implement measures to minimize land use impacts, as necessary. CEQA requires proposed projects to provide detailed information on the potentially significant environmental effects they are likely to have, propose mitigation measures to minimize potentially significant environmental effects, and possibly identify alternatives that would reduce or avoid the significant impacts identified for the project.

Future Tier Three and Tier Four equine uses are not expected to result in the physical division of an established community through placement of a railroad, airport, or large open space area. However, these large equine uses may require road improvements for access during construction and operation. Because the development of specific future Tier Three and Tier Four equine facilities is not currently known, potential off-site impacts are unknown. Any potential road improvements would be constructed according to the San Diego County Public Road Standards and San Diego County Private Road Standards. Associated road improvements would also be subject to CEQA review to analyze and mitigate impacts. Therefore, it is not anticipated that the proposed project would significantly disrupt or divide an established community or an established town center within the County's planning areas. Therefore, impacts would be less than significant.

3.1.1.3.2 *Conflict with Plans, Policies, and Regulations*

Guidelines for Determination of Significance

For the purpose of this EIR, the following significance guideline from Appendix G of the CEQA Guidelines applies to the direct and indirect impact analysis, as well as the cumulative impact analysis. A significant impact would result if:

- The proposed project directly conflicts with applicable land use plans, policies, or regulations of an agency with jurisdiction over the project (e.g., General Plan, Community or Subregional Plans, and the Zoning Ordinance), adopted for the purpose of avoiding or mitigating an environmental effect.

Analysis

The project area is located within established communities within the County, requiring consistency with the County General Plan, Zoning Ordinance, and all community or subregional plans. The unincorporated County is also addressed in regional planning documents including the RCP, Regional Transportation Plan (RTP), Congestion Management Plan (CMP), and San Diego Basin plans; therefore, the proposed project would also need to be consistent with these plans. Consistency with the RCP, RTP, and CMP is addressed in Section 2.9, and consistency with the San Diego Basin Plan is addressed in Section 3.1.2.

Tier One and Tier Two

County General Plan

The General Plan contains six planning elements including goals and policies for each. The General Plan is a guiding document that sets forth the general land use designations while the Zoning Ordinance implements the General Plan goals and policies through more detailed regulatory provisions for development. The proposed project is for a Zoning Ordinance Amendment that would implement a new tiered system of permitting for commercial horse stables based on the number of horses and amount of usable area on the property. The project is consistent with the General Plan goals and policies involving the equine uses and facilities covered under the proposed project. Although the General Plan does not contain policies that explicitly address the specific equine uses and facilities covered by the proposed project, the Land Use section of the General Plan does contain the following goals and policies relating to the effects of these particular equine uses (County of San Diego 2011a).

Goal LU-2 Maintenance of the County's Rural Character: Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character (County of San Diego 2011a, p. 3-21).

Policy LU-6.5 Sustainable Stormwater Management: Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's Low Impact Development (LID) Handbook (County of San Diego 2011a, p. 3-26).

The Zoning Ordinance Amendment includes provisions that regulate the amount of lighting, the size and type of fencing, as well as the amount and size of signage that would be allowed with the concerned equine uses and facilities. Another portion of the Zoning Ordinance requires increased setbacks for commercial horse stables and animal enclosures. In addition, the proposed project does not involve the development of dwelling units as it relates to density and General Plan land use designations. These provisions would ensure that the potential increase in equine uses under the Tier One and Tier Two categories would not conflict with the rural setting and character of the County's communities.

The proposed Zoning Ordinance Amendment requires the implementation of best management practices for the related equine uses, including prevention of detrimental dust and drainage. This provision would result in the incorporation of stormwater best management practices for source control of contaminated runoff and would be in compliance with the above General Plan policy. Therefore, the proposed project would be consistent with the above policies.

Community Plans and Subregional Plans

Community and subregional plans are adopted as a part of the General Plan and thus are consistent with its components. Various goals and policies from the community plans and subregional plans listed above address equine facilities. The language incorporated into many of these plans establishes equine uses as a part of the existing land use and community character. Additional goals and policies seek to sustain the rural character of their respective communities through the preservation of equine uses, particularly in conjunction with rural residential land uses. The proposed project would help sustain the rural character of these communities by streamlining the permitting for equine uses and allowing Tier One and Tier Two equine uses without discretionary review. The proposed Zoning Ordinance Amendment would also be consistent with these plans by advancing the specific policies that seek to promote the presence of horse stables and horsekeeping in their communities. Therefore, the equine uses included in the proposed project would be consistent with community or subregional plans.

Zoning Ordinance

The project proposes a Zoning Ordinance Amendment that would be adopted by the Board of Supervisors. The amendments consist of clarifications, deletions, and revisions to provide an updated set of definitions, procedures, and standards for review and permitting of equine uses. The proposed project includes the allowance of Tier One equine uses to be developed without discretionary review, meaning that so long as they meet the requirements of the Zoning Ordinance, no individual land use permits would be required. Tier Two equine uses under the proposed Zoning Ordinance Amendment would be required to attain a Zoning Verification Permit, which would check the consistency of the proposed equine use with the Zoning Ordinance and Zoning Verification Permit requirements. Therefore, the proposed project would not conflict with the Zoning Ordinance.

Because future equine uses developed under the Tier One and Tier Two categories will comply with the above-referenced policies and plans, they would not result in a significant impact due to conflicts with applicable land use plans and policies; impacts would be **less than significant**.

Tier Three and Tier Four

Tier Three equine uses would require an Administrative Permit and the Tier Four equine uses would need an MUP, both of which would be subject to discretionary review. As part of the County's discretionary review process, all future equine developments under the Tier Three and Tier Four categories would be evaluated under CEQA and would be required to implement measures to minimize land use impacts, as necessary. CEQA requires proposed projects to provide detailed information on the potentially significant environmental effects they are likely to have, propose mitigation measures to minimize potentially significant environmental effects, and possibly identify alternatives that would reduce or avoid the significant impacts identified for the project. Additionally, these equine uses would be reviewed for their consistency and required to comply with applicable land use plans to gain approval.

As described above, various components of the General Plan, including the community and subregional plans, contain goals and policies regarding equine uses. These goals and policies seek to sustain the rural character of their respective communities through the preservation of equine uses, particularly in conjunction with residential land uses. The language incorporated into many of these plans also establishes equine uses as a part of the existing land use and community character. The potential equine uses relating to the Tier Three and Tier Four categories would be consistent with the policies seeking to maintain the rural character of the County's communities and would enhance those policies that promote the presence of horse stables and horsekeeping in the County's communities. Also, the proposed Zoning Ordinance Amendment would not change the permissible equine uses where they are currently allowed by

right, nor would it allow for equine uses where they are currently banned. These aspects would make the proposed project consistent with the applicable land use plans and policies.

All future equine developments under the Tier Three and Tier Four categories would continue to be reviewed on an individual basis to ensure that they meet the goals and objectives of all applicable land use plans and policies. Because these equine uses would not be approved unless they meet the goals and policies of applicable land use plans, the proposed project would result in **less-than-significant** impacts.

3.1.1.4 Cumulative Impact Analysis

The geographic scope of cumulative impact analysis for land use is the San Diego region, including jurisdictions and special districts within and adjacent to the unincorporated County.

3.1.1.4.1 Physically Divide a Community

Future roadway development under the proposed General Plan Update would have the potential to result in new roadways or improvements that would physically divide an established community. Utility projects in the unincorporated area may also have fragmenting effects on communities within the County. Therefore, cumulative projects would have the potential to result in a cumulatively considerable impact associated with the physical division of an established community.

Tier One and Tier Two

As described in Section 3.1.1.3.1, equine uses under Tier One and Tier Two, as well as their associated infrastructure, would not include the construction of new or widened major roadways, airports, railroad tracks, or other features that would individually have the potential to physically divide an established community or town center. These equine developments could contain buildings, fences and parking spaces; however, these facilities would be limited in size and contained within the property boundaries and setbacks described in the Zoning Ordinance Amendment. Therefore, the development of these equine uses under the Tier One and Tier Two categories of the proposed project **would not contribute to a cumulatively considerable impact**.

Tier Three and Tier Four

As described in Section 3.1.1.3.1, equine uses in the Tier Three and Tier Four categories of the proposed project would not involve the construction of new or widened major roadways, airports, railroad tracks or other features that would individually have the potential to physically divide an established community or town center. These equine uses could result in buildings and related infrastructure that is larger in size than that allowed under the Tier One and Tier Two categories. However, these equine uses would be limited by the allowable maximum size

described in their respective tier as well as all associated setbacks described in the Zoning Ordinance Amendment. Therefore, the development of Tier Three and Tier Four equine uses under the proposed project **would not contribute to a cumulatively considerable impact.**

3.1.1.4.2 Conflict with Land Use Plans, Policies, and Regulations

Cumulative projects would have the potential to result in a cumulative impact if they would, in combination, conflict with existing land use plans, policies, and regulations adopted for the purpose of avoiding or mitigating an environmental impact. Cumulative projects in other jurisdictions would be required to comply with the applicable land use plan or go through extensive planning and environmental review before they could be approved. Projects on tribal lands would not be required to comply with state or local plans, policies, or regulations. However, they would be required to comply with applicable land use plans for these areas, to the extent that they exist.

Tier One and Tier Two

As described in Section 3.1.1.3.2, the equine uses described in Tier One and Tier Two would comply with all applicable land use plans, policies, and regulations and would not cause any conflicts with such plans. Furthermore, the development of equine uses under the proposed project would directly enhance community plan and subregional plan policies that seek to encourage the presence of horse stables and horsekeeping in their communities. Therefore, equine uses developed under the Tier One and Tier Two categories of the proposed project **would not contribute to a cumulatively considerable impact.**

Tier Three and Tier Four

As described in Section 3.1.1.3.2, the proposed project would involve a Zoning Ordinance Amendment that would allow larger equine uses under the Tier Three and Tier Four categories with an Administrative Permit and a Major Use Permit, respectively. As a result, all future Tier Three and Tier Four equine uses would be reviewed on an individual basis and would be required to comply with all applicable land use plans, policies, and regulations and would not cause any conflicts with such plans. Therefore, equine uses developed under the Tier Three and Tier Four categories of the proposed project would not contribute to a cumulatively considerable impact.

3.1.1.5 Significance of Impacts Prior to Mitigation

The proposed project would not result in any land use impacts related to equine uses under the Tier One and Tier Two categories or the Tier Three and Tier Four categories and would not result in any conflicts with land use plans, policies, and regulations or impacts due to physical division of a community.

3.1.1.6 Mitigation Measures**3.1.1.6.1 Physically Divide a Community**

The proposed project will not result in any significant impacts due to physically dividing an established community, and no mitigation measures are required.

3.1.1.6.2 Conflict with Land Use Plans, Policies, and Regulations

The proposed project will not result in any significant impacts related to conflicts with land use plans, policies, and regulations, and no mitigation measures are required.

3.1.1.7 Conclusion

The following discussion provides a synopsis of the conclusion reached in each of the impact analyses above, as well as the level of impact that would occur after mitigation measures are implemented.

Physically Divide a Community

The proposed project would not result in significant impacts due to physically dividing an established community.

Conflict with Land Use Plans, Policies, and Regulations

The proposed project would not result in significant impacts related to conflicts with land use plans, policies, and regulations.

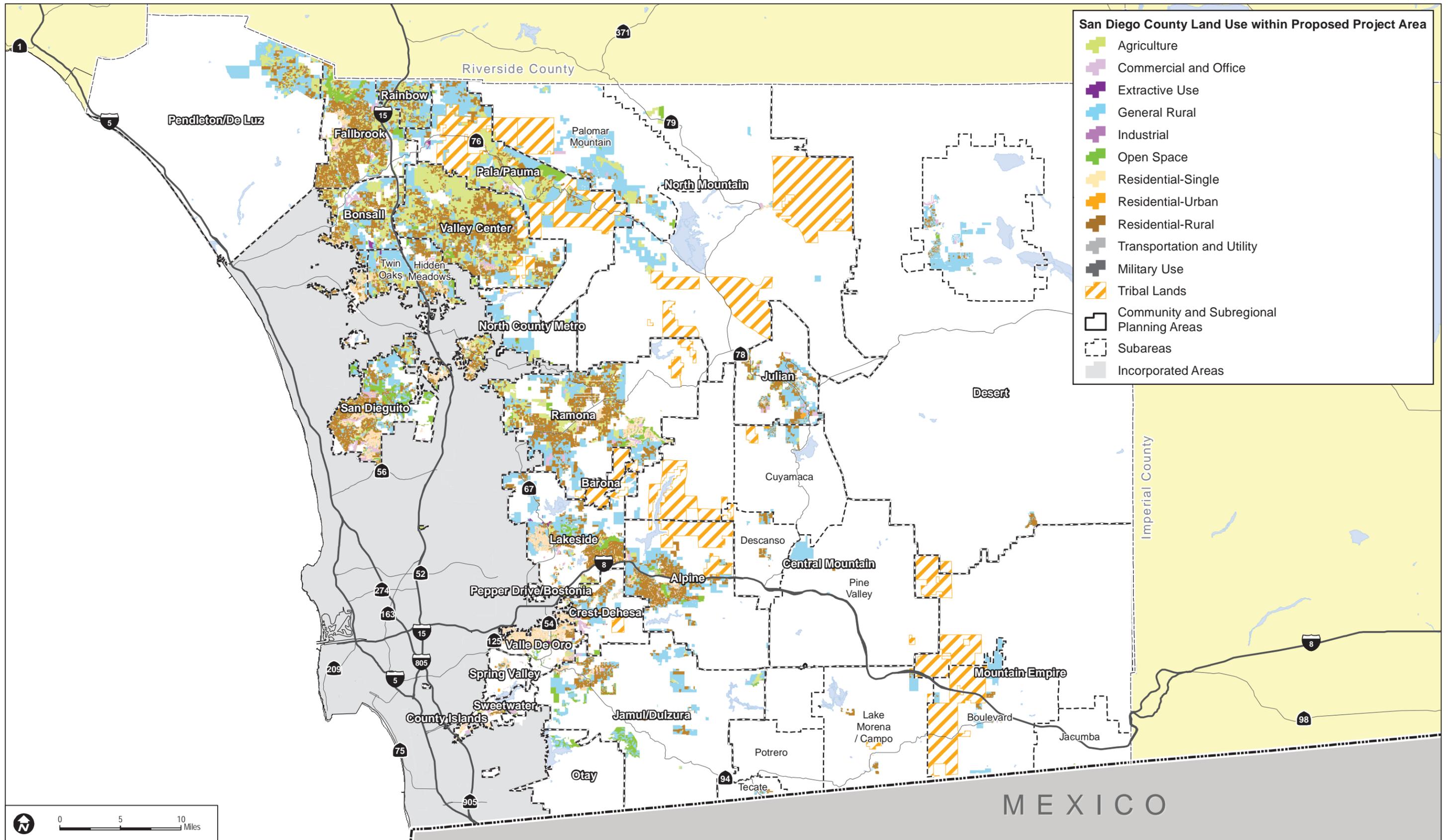


FIGURE 3.1.1-1
County of San Diego Existing Land Uses Map

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