

### 3.2.3 Population and Housing

Planning for residential needs is done as part of the comprehensive planning process for the General Plan for the County of San Diego (County). The General Plan, and especially the Housing Element, together with individual Community Plans, provides goals, policies, and programs to accommodate housing needs throughout the County. The project area involves a large portion of the unincorporated area of the County. A range of uses on these lands include agricultural activities as well as residential, parks, and public facilities. A significant impact could occur if the proposed project induces substantial unplanned population growth or results in the displacement of housing or people.

#### 3.2.3.1 *Analysis of Project Effects*

##### Tier One and Tier Two

The development of equine facilities allowed under Tier One and Tier Two would not induce substantial population growth because it does not propose any physical or regulatory changes that would remove a restriction to, or encourage population growth in an area. Examples of physical or regulatory changes include, but are 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, or General Plan amendments encouraging population growth. Nor would the proposed project displace a substantial number of housing units or people that would require construction of new housing.

The proposed project amends certain provisions of the County's Zoning Ordinance related to equine facilities. 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. Future equine facilities developed under Tier One and Tier Two would not induce substantial unplanned population growth or displace a substantial number of housing units or people. No impacts to population and housing would result from the development of equine facilities under Tier One and Tier Two.

##### Tier Three and Tier Four

The proposed Zoning Ordinance Amendment would create a tiered permitting system for commercial horse stables that would allow 10 horses per acre of usable area up to 100 horses on 10 acres for Tier Three, and allow over 100 horses on more than 10 acres of usable area under Tier Four. All future Tier Three and Tier Four equine uses will be subject to discretionary review and required to obtain an Administrative Permit or a Major Use Permit, respectively.

Similar to equine facilities under Tier One and Tier Two, future equine projects under Tier Three and Tier Four would not induce substantial unplanned population growth or displace a

substantial number of housing units or people. **No impacts** to population and housing would result from the development of equine facilities under Tier Three and Tier Four.

### **3.2.3.2 Cumulative Impact Analysis**

Cumulative impacts may result from substantial unplanned population growth or displacement of a substantial number of housing units or people. The geographic scope for this cumulative analysis is the San Diego region, which encompasses the entire County, including both incorporated and unincorporated areas, and tribal and public agency lands. Cumulative projects, such as the General Plan Update and buildout of general plans for adjacent jurisdictions, have been planned to be consistent with population forecasts and regional planning documents. These projects would accommodate anticipated future growth and would not induce substantial population growth. However, private projects identified in Table 1-4e, Private Projects Not Included in the General Plan Update, propose dwelling units that may have the potential to induce unplanned population growth. One example is the Jacumba Valley Ranch project, which proposes over 2,000 dwelling units in a rural area located in the Mountain Empire Subregion. Private projects such as these may not comply with the applicable general plan and, therefore, could result in potential cumulative impacts.

The General Plan Update and general plans for adjacent jurisdictions are required to include a land use plan that demonstrates the provision of adequate housing within communities consistent with forecasted population growth. Because cumulative projects would not necessarily comply with all applicable land use plans to provide adequate housing and development within a jurisdiction, a significant displacement of housing units or people could occur, resulting in potential cumulative impacts.

However, as described in Section 3.2.3.1, the proposed project would not induce substantial unplanned population growth or result in the displacement of housing or people. Therefore, the proposed project would **not contribute to a cumulative impact** relative to population and housing.

### **3.2.3.3 Mitigation Measures**

The proposed project will not result in any significant impacts to population and housing; therefore, no mitigation measures are required.

### **3.2.3.4 Conclusion**

Implementation of the proposed project would not result in significant direct impacts associated with population and housing. In addition, since the proposed project would not induce substantial population growth or result in the displacement of housing or people, it would not contribute to a cumulative impact.