STAFF USE ONLY

PROJECT NUMBER: R2008-01324
CASE: RADV T200800008

*** * * * DRAFT INITIAL STUDY * * * ***

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: *N/A*

Staff Member: Anne Russett

Thomas Guide: *N/A*

USGS Quad: *N/A*

Location: *Countywide*

Description of Project: A proposed ordinance amending Title 22 (Planning and Zoning) of the Los Angeles County Code related to farmworker housing. The proposed ordinance, which brings the County's current provisions for farmworker housing into compliance with the CA Employee Housing Act (Section 17000-17062.5), does the following: permits *farmworker housing complexes* and *farmworker dwelling units* in zones that permit agricultural uses and single family residential uses, either through a discretionary or non-discretionary procedure; requires verification that the farmworker housing is restricted to farmworkers or farmworkers and their households; and adds definitions for *agriculture* (for the purposes of farmworker housing), *farmworker, farmworker housing complex, farmworker dwelling unit, seasonal employee housing,* and *temporary employee housing.* The State Department of Housing and Community Development (HCD) is the agency charged with monitoring and enforcing the Employee Housing Act. The ordinance applies to all the unincorporated areas of Los Angeles County; however, future *farmworker housing complexes* and/or *farmworker dwelling units* are likely to be located in the Antelope Valley, Santa Clarita Valley, and Santa Monica Mountains, where agricultural uses are active. (Refer to detailed project description.)

Gross Area: *N/A*

Environmental Setting: Countywide – Unincorporated Areas

Zoning: *Farmworker housing complexes* and *farmworker dwelling units* are permitted in the following zones:

Zone District	Farmworker Dwelling Unit	Farmworker Housing Complex
R-1 Single Family Residence	P	CUP
R-2 Two Family Residence	P	CUP
R-3 Multi-family Residence	P	CUP*
R-4 Unlimited Residence	P	CUP*
R-A Residential Agricultural	P	P
A-1 Light Agricultural	P	P
A-2 Heavy Agricultural	P	P
A-2-H Heavy Agricultural including Hog Ranches	P	P
C-H Commercial Highway	P	P
C-1 Restricted Business	P	P
C-2 Neighborhood Business	P	P
C-3 Unlimited Commercial	P	P
C-M Commercial Manufacturing	CUP	CUP
C-R Commercial Recreation	P	P

*Farmworker housing complexes will be subject to permit in zones R-3 and R-4 unless the housing accommodation is currently listed as a permitted use and consistent with dwelling unit density.

In addition, the proposed ordinance requires the following:

	Farmworker Dwelling Unit	Farmworker Housing Complex
Airport ~~Land Use~~ Influence Area	-	-
Environmentally Sensitive Habitat Area (ESHA)	-	-
Very High Fire Hazard Severity Zone	P	-
Significant Ecological Area (SEA)	P	CUP
Hillside Management Area	P	P/CUP*

*Farmworker housing complexes will be subject to the Hillside Management regulations. Single-family residential uses are exempt from the Hillside Management CUP.

CUP Conditional Use Permit (discretionary review)
P Permitted (non-discretionary review)
\- Prohibited

General Plan: Countywide

Community/Area Wide Plan: Countywide

Major projects in area:

Project Number	Description & Status
N/A	

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- ☐ None
- ☒ Regional Water Quality Control Board
  - ☒ Los Angeles Region
  - ☒ Lahontan Region
- ☒ Coastal Commission
- ☐ Army Corps of Engineers
- ☐ _____

Trustee Agencies

- ☐ None
- ☒ State Fish and Game
- ☐ State Parks
- ☐ _____
- ☐ _____

Special Reviewing Agencies

- ☐ None
- ☒ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☒ Edwards Air Force Base
- ☒ Resource Conservation District of the Santa Monica Mtns.
- ☒ *State of California Housing and Community Development Department*
- ☒ *State of California Office of Planning and Research*
- ☒ *State of California Department of Toxic Substances Control*
- ☒ *Los Angeles County Farm Bureau*
- ☒ *Association of Rural Town Councils (ARTC)*

Regional Significance

- ☐ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☒ Santa Monica Mtns Area

County Reviewing Agencies

- ☐ Subdivision Committee
- ☒ DPW: *Traffic and Lighting, Geotechnical and Materials Engineering, Grading and Drainage, Waterworks and Sewer Maintenance.*
- ☒ Public Health: *Environmental Health; Land Use Program*
- ☒ *Fire Department*
- ☒ *Sanitation Districts*
- ☒ *Public Library*
- ☒ *Department of Education, Migrant Education Program*
- ☒ *Sheriff*
- ☒ *Parks and Recreation*
- ☒ *Agricultural Commissioner*

IMPACT ANALYSIS MATRIX

CATEGORY	FACTOR	Pg	Less than Significant Impact/No Impact	Less than Significant Impact with Project Mitigation	Potentially Significant Impact	Potential Concern
			ANALYSIS SUMMARY (See individual pages for details)			
HAZARDS	1. Geotechnical	5	☒	☐	☐	
	2. Flood	7	☒	☐	☐	
	3. Fire	9	☒	☐	☐	
	4. Noise	10	☒	☐	☐	
RESOURCES	1. Water Quality	11	☒	☐	☐	
	2. Air Quality	13	☒	☐	☐	
	3. Biota	14	☒	☐	☐	
	4. Cultural Resources	16	☒	☐	☐	
	5. Mineral Resources	17	☒	☐	☐	
	6. Agriculture Resources	18	☒	☐	☐	
	7. Visual Qualities	19	☒	☐	☐	
SERVICES	1. Traffic/Access	20	☒	☐	☐	
	2. Sewage Disposal	21	☒	☐	☐	
	3. Education	22	☒	☐	☐	
	4. Fire/Sheriff	23	☒	☐	☐	
	5. Utilities	24	☒	☐	☐	
OTHER	1. General	25	☒	☐	☐	
	2. Environmental Safety	26	☒	☐	☐	
	3. Land Use	28	☒	☐	☐	
	4. Pop./Hous./Emp./Rec.	29	☒	☐	☐	
	Mandatory Findings	30	☒	☐	☐	

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☒ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: *Anne Russett, Regional Planning Assistant II, Housing Section* Date: *045/~~22~~13/2009*

Approved by: *Connie Chung, AICP, Supervising Regional Planner, Housing Section* Date: *045/~~22~~13/2009*

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? All of the unincorporated areas of Los Angeles County lie within a general region of known fault zones and seismic activity (per California Seismic Hazards maps, California Special Study Zones maps, Los Angeles County General Plan Safety Element Plate 1). Future *farmworker housing complexes* and *farmworker dwelling units* are subject to the County's building code and require the appropriate approvals from the Los Angeles County Department of Public Works, including a geotechnical report if located in a fault zone, and/or the CA State Department of Housing and Community Development. Furthermore, no structure for human occupancy shall be constructed within 50 feet of an active fault trace, with the exception of individual single-family residences and mobilehomes (per Los Angeles County General Plan). Of the parcels that permit *farmworker housing complexes* through a non-discretionary procedure, approximately 483 (0.43%) are located in Alquist-Priolo fault zones. (Source: Department of Regional Planning, GIS Section).
b.	☐	☐	☒	Is the project site located in an area containing a major landslide(s)? There are some unincorporated areas of Los Angeles County that contain landslides and are not suitable for development (per Los Angeles County General Plan Safety Element Plate 5). Future *farmworker housing complexes* and *farmworker dwelling units* are subject to the County's building code and require the appropriate approvals from the Los Angeles County Department of Public Works and/or the CA State Department of Housing and Community Development. The vast majority of active agricultural uses in the unincorporated areas are located on flat land, with the exception of vineyards in the Santa Monica Mountains.
c.	☐	☐	☒	Is the project site located in an area having high slope instability? There are some unincorporated areas of Los Angeles County that have high slop instability and are not suitable for development. Future *farmworker housing complexes* and *farmworker dwelling units* are subject to the County's Hillside Management Area provisions. In addition, future *farmworker housing complexes* and *farmworker dwelling units* are subject to the County's building code and require the appropriate approvals from the Los Angeles County Department of Public Works and/or the CA State Department of Housing and Community Development.
d.	☐	☐	☒	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? There are some unincorporated areas of Los Angeles County that contain high subsidence, high groundwater level, liquefaction, or hydrocompaction, and may not be suitable for development (per Los Angeles County General Plan Safety Element Plates 3 and 4). Future *farmworker housing complexes* and *farmworker dwelling units* are subject to the County's building code and require the appropriate approvals from the Los Angeles County Department of Public Works and/or the CA State Department of Housing and Community Development.
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? The project is a proposed amendment to the zoning code that relates to *farmworker housing complexes* and *farmworker dwelling units*, which are not considered sensitive uses.
f.	☐	☐	☒	Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%? There are some unincorporated areas of Los Angeles County that have high slope instability and are not suitable for development. Future *farmworker housing complexes* and *farmworker dwelling units* are subject to the County's Hillside Management Area provisions. In addition, future *farmworker housing*

complexes and *farmworker dwelling units* are subject to the County's building code and require the appropriate approvals from the Los Angeles County Department of Public Works and/or the CA State Department of Housing and Community Development.

g. ☐ ☐ ☒ Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
There are some unincorporated areas of Los Angeles County that contain expansive soil. Future *farmworker housing complexes* and *farmworker dwelling units* are subject to the County's building code and require the appropriate approvals from the Los Angeles County Department of Public Works and/or the CA State Department of Housing and Community Development.

h. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS
☒ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**
☐ Lot Size ☐ Project Design ☒ Approval of Geotechnical Report by DPW

The project is a proposed amendment to the zoning code to bring the County's provisions for farmworker housing into compliance with the State Employee Housing Act. *Farmworker dwelling units* and *farmworker housing complexes* will be either permitted, subject to a conditional use permit, or prohibited by the Department of Regional Planning, depending on the following factors: land use policy, zoning designation, and overlay requirements (i.e. Very High Fire Hazard Severity Zones, SEAs, ESHAs, etc.). Permitted projects are non-discretionary and subject to a staff-level administrative review. Projects that require a conditional use permit are discretionary and subject to additional project-level environmental review, unless exempted. Agricultural housing that meets the requirements stipulated in Sections 21159.21 and 21159.22 of the Public Resources Code are exempt from project-level environmental review under the California Environmental Quality Act (CEQA). The proposed ordinance does not override construction and safety standards for residential uses. *Farmworker housing complexes* and *farmworker dwelling units* shall comply with the California State Building Code and will require the appropriate approvals from the Department of Public Works, including the approval of a geotechnical report, as applicable. Some projects may require a conditional use permit per the Department of Regional Planning's Hillside Management provisions, and will undergo the appropriate environmental review. Future *farmworker housing complexes* and *farmworker dwelling units* will require the appropriate permits and approvals from the Los Angeles County Departments of Regional Planning, Public Works, Fire, and Public Health (Environmental Health), and/or the CA State Department of Housing and Community Development, as applicable. Future *farmworker housing complexes* and *farmworker dwelling units* will be subject to all applicable County codes and policies.

CONCLUSION
Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?
☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? There are major drainage courses located within the unincorporated areas of Los Angeles County (per USGS maps). Future *farmworker housing complexes* and *farmworker dwelling units* are subject to the County's building code and floodway provisions, as applicable, and require the appropriate approvals from the Los Angeles County Department of Public Works and/or the CA State Department of Housing and Community Development.
b.	☐	☐	☒	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? There are some unincorporated areas of Los Angeles County that contain a floodway, floodplain, or designated flood hazard zone (per Los Angeles County General Plan Safety Element Plate 6). Future *farmworker housing complexes* and *farmworker dwelling units* are subject to the County's building code and floodway provisions, as applicable, and require the appropriate approvals from the Los Angeles County Department of Public Works and/or the CA State Department of Housing and Community Development. Of the parcels that permit *farmworker housing complexes* through a non-discretionary procedure, approximately 14,078 (12.45%) are located in a FEMA flood zone (Source: Department of Regional Planning, GIS Section).
c.	☐	☐	☒	Is the project site located in or subject to high mudflow conditions? There are some unincorporated areas of Los Angeles County that are subject to high mudflow conditions. Future *farmworker housing complexes* and *farmworker dwelling units* are subject to the County's building code and floodway provisions, as applicable, and require the appropriate approvals from the Los Angeles County Department of Public Works and/or the CA State Department of Housing and Community Development.
d.	☐	☐	☒	Could the project contribute or be subject to high erosion and debris deposition from run off? Some portions of unincorporated Los Angeles County are subject to high erosion and debris disposition from runoff. Future *farmworker housing complexes* and *farmworker dwelling units* are subject to the County's building code and floodway provisions, as applicable, and require the appropriate approvals from the Los Angeles County Department of Public Works and/or the CA State Department of Housing and Community Development.
e.	☐	☐	☒	Would the project substantially alter the existing drainage pattern of the site or area? There are some areas within unincorporated Los Angeles County where existing drainage patterns may be altered. Future *farmworker housing complexes* and *farmworker dwelling units* are subject to the County's building code and floodway provisions, as applicable, and require the appropriate approvals from the Los Angeles County Department of Public Works and/or the CA State Department of Housing and Community Development.
f.	☐	☐	☐	Other factors (e.g., dam failure)? _____

STANDARD CODE REQUIREMENTS

☒ Building Ordinance No. 2225 C Section 308A ☒ Ordinance No. 12,114 (Floodways)

☒ Approval of Drainage Concept by DPW

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

The project is a proposed amendment to the zoning code to bring the County's provisions for farmworker housing into compliance with the State Employee Housing Act. *Farmworker dwelling units* and *farmworker housing complexes* will be either permitted, subject to a conditional use permit, or prohibited by the Department of Regional Planning, depending on the following factors: land use policy, zoning designation, and overlay requirements (i.e. Very High Fire Hazard Severity Zones, SEAs, ESHAs, etc.). Permitted projects are non-discretionary and subject to a staff-level administrative review. Projects that require a conditional use permit are discretionary and subject to additional project-level environmental review, unless exempted. Agricultural housing that meets the requirements stipulated in Sections 21159.21 and 21159.22 of the Public Resources Code are exempt from project-level environmental review under the California Environmental Quality Act (CEQA). Future *farmworker housing complexes* and *farmworker dwelling units* will require the appropriate permits and approvals from the Los Angeles County Departments of Regional Planning, Public Works, Fire, and Public Health (Environmental Health), and/or the CA State Department of Housing and Community Development, as applicable. Future *farmworker housing complexes* and *farmworker dwelling units* will be subject to all applicable County codes and policies for residential projects. Some projects will require approval of a drainage concept from the Department of Public Works. Furthermore, future *farmworker housing complexes* and *farmworker dwelling units* will be required to comply with County Code requirements for setbacks or other measures to avoid flood hazard impacts, as well as General Plan policies that discourage development in flood prone areas (per Los Angeles County General Plan Conservation and Open Space Element Policy 22).

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? There are some unincorporated areas of Los Angeles County that are located in Very High Fire Hazard Severity Zones (Fire Zone 4, per Los Angeles County General Plan Safety Element Plate 7). The proposed ordinance prohibits *farmworker housing complexes* in these areas, but permits *farmworker dwelling units*, which are single-family residential uses. Future *farmworker housing complexes* and *farmworker dwelling units* are subject to the County's Fire Code and require the appropriate approvals, including clearance prior to occupancy, from the Los Angeles County Fire Department and/or the CA State Department of Housing and Community Development. *Farmworker dwelling units* that are located in Very High Fire Hazard Severity Zones will require additional review by the Fire Department (Source: Los Angeles County Fire Department).
b.	☐	☐	☒	Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade? There are some unincorporated areas of Los Angeles County that are located in Very High Fire Hazard Severity Zones (Fire Zone 4, per Los Angeles County General Plan Safety Element Plate 7). The proposed ordinance prohibits *farmworker housing complexes* in Very High Fire Hazard Severity Zones. *Farmworker dwelling units* may locate in Very High Fire Hazard Severity Zones. Access issues identified will be addressed during the Department of Public Works and the Fire Department's review and permit approval process. *Farmworker dwelling units* are subject to the same permits and approvals as single-family residential land uses. In addition, Fire Department clearance is required prior to occupancy (Source: Los Angeles County Fire Department).
c.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? The proposed ordinance permits no more than 12 units or spaces or 36 beds in group living quarters.
d.	☐	☐	☒	Is the project site located in an area having inadequate water and pressure to meet fire flow standards? There are unincorporated areas with inadequate water and pressure to meet fire hazard conditions. The proposed ordinance prohibits *farmworker housing complexes* in Very High Fire Hazard Severity Zones, which may have inadequate water and pressure to meet fire flow standards. In addition, future *farmworker housing complexes* and *farmworker dwelling units* are subject to the County's Fire code and require the appropriate approvals from the Los Angeles County Fire Department, including clearance prior to occupancy and the CA State Department of Housing and Community Development. The Fire Department may require interior sprinkling.
e.	☐	☐	☒	Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? Future *farmworker housing complexes* and *farmworker dwelling units* may be located in close proximity to potentially dangerous fire hazard conditions. However, the proposed ordinance does not permit *farmworker housing complexes* and *farmworker dwelling units* in industrial zones (Source: Los Angeles County General Plan). Furthermore, future *farmworker housing*

complexes and *farmworker dwelling units* will require Fire Department clearance prior to occupancy (per Los Angeles County Fire Department).

f. ☐ ☒ ☐ Does the proposed use constitute a potentially dangerous fire hazard?
The project is a proposed amendment to the zoning code related to *farmworker housing complexes* and *farmworker dwelling units* and will not constitute a potentially dangerous fire hazard.

g. ☐ ☐ ☐ Other factors?

STANDARD CODE REQUIREMENTS
☒ Water Ordinance No. 7834 ☒ Fire Ordinance No. 2947 ☒ Fire Regulation No. 8
☒ Fuel Modification/Landscape Plan

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**
☐ Project Design ☐ Compatible Use

The project is a proposed amendment to the zoning code to bring the County's provisions for farmworker housing into compliance with the State Employee Housing Act. *Farmworker dwelling units* and *farmworker housing complexes* will be either permitted, subject to a conditional use permit, or prohibited by the Department of Regional Planning, depending on the following factors: land use policy, zoning designation, and overlay requirements (i.e. Very High Fire Hazard Severity Zones, SEAs, ESHAs etc.). Permitted projects are non-discretionary and subject to a staff-level administrative review. Projects that require a conditional use permit are discretionary and subject to additional project-level environmental review, unless exempted. Agricultural housing that meets the requirements stipulated in Sections 21159.21 and 21159.22 of the Public Resources Code are exempt from project-level environmental review under the California Environmental Quality Act (CEQA). Future *farmworker housing complexes* and *farmworker dwelling units* will require the appropriate permits and approvals from the Los Angeles County Departments of Regional Planning, Public Works, Fire, and Public Health (Environmental Health), and/or the CA State Department of Housing and Community Development, as applicable. Future *farmworker housing complexes* and *farmworker dwelling units* will be subject to all applicable County codes and policies for residential projects. *Farmworker housing complexes* will be prohibited in Very High Fire Hazard Severity Zones. *Farmworker dwelling units*, which are single-family residential uses and currently allowed in Very High Fire Hazard Severity Zones, will be subject to the same requirements as single-family uses, including the requirement for fuel modification plans. Furthermore, the Santa Clarita Valley and Santa Monica Mountains are located in a Very High Fire Hazard Severity Zone, and therefore, only *farmworker dwelling units* are permitted. Future *farmworker housing complexes* and *farmworker dwelling units* require Fire Department clearance prior to occupancy.

CONCLUSION
Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?
☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site located near a high noise source (airports, railroads, freeways, industry)? It is possible that the residents of *farmworker housing complexes* and *farmworker dwelling units* could be exposed to excessive noise levels if they are located near existing noise sources, such as freeways, railroads, raceways, airports, or industrial operations. The ordinance does not permit *farmworker housing complexes* and *farmworker dwelling units* in industrial areas or airport influence areas. Future *farmworker housing complexes* and *farmworker dwelling units* are subject to the County's building code and noise ordinance and require the appropriate approvals from the Los Angeles County Department of Public Works, Department of Public Health (Environmental Health), and/or the CA State Department of Housing and Community Development, as applicable.
b.	☐	☐	☒	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? *Farmworker housing complexes* and *farmworker dwelling units* are not considered a sensitive use; however, there is the potential for future *farmworker housing complexes* and *farmworker dwelling units* to locate in close proximity to sensitive uses. Future *farmworker housing complexes* and *farmworker dwelling units* are subject to the County's building code and noise ordinance and require the appropriate approvals from the Los Angeles County Department of Public Works, Department of Public Health (Environmental Health), and/or the CA State Department of Housing and Community Development, as applicable.
c.	☐	☐	☒	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project? Future *farmworker housing complexes* and *farmworker dwelling units* are expected to generate noise levels that are consistent with residential uses. Future *farmworker housing complexes* and *farmworker dwelling units* are subject to the County's building code and noise ordinance and require the appropriate approvals from the Los Angeles County Department of Public Works, Department of Public Health (Environmental Health), and/or the CA State Department of Housing and Community Development, as applicable.
d.	☐	☐	☒	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? Construction noise would be created during the construction of *farmworker housing complexes* and *farmworker dwelling units*. However, *farmworker housing complexes* and *farmworker dwelling units* are subject to all applicable noise ordinances.
e.	☐	☐	☐	Other factors? _____

STANDARD CODE REQUIREMENTS

☒ Noise Ordinance No. 11,778 ☒ Building Ordinance No. 2225--Chapter 35

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Compatible Use

The project is a proposed amendment to the zoning code to bring the County's provisions for farmworker housing into compliance with the State Employee Housing Act. *Farmworker dwelling units* and *farmworker housing complexes* will be either permitted, subject to a conditional use permit, or prohibited by the Department of Regional Planning, depending on the following factors: land use policy, zoning designation, and overlay requirements (i.e. Very High Fire Hazard Severity Zones, SEAs, ESHAs, etc.). Permitted projects are non-discretionary and subject to a staff-level administrative review. Projects that require a conditional use permit are discretionary and subject to additional project-level environmental review, unless exempted. Agricultural housing that meets the requirements stipulated in Sections 21159.21 and 21159.22 of the Public Resources Code are exempt from project-level environmental review under the California Environmental Quality Act (CEQA). Future *farmworker housing complexes* and *farmworker dwelling units* will be prohibited in Runway Protection Zones (RPZs) and areas with 65 Community Noise Equivalent Levels (CNELs) and above (also known as Airport ~~Land Use~~ Influence Areas). In addition, residential uses are not allowed in industrial zones (Source: Los Angeles County General Plan). Future *farmworker housing complexes* and *farmworker dwelling units* will be required to meet current noise standards and comply with the County Noise Ordinance. *Farmworker housing complexes* and *farmworker dwelling units* that are subject to project-level environmental review and located near uses that produce 45 decibels or greater could incorporate sound attenuation measures, such as the installation of sound walls, to protect occupants from these noise impacts. Future *farmworker housing complexes* and *farmworker dwelling units* will require the appropriate permits and approvals from the Los Angeles County Departments of Regional Planning, Public Works, Fire, and Public Health (Environmental Health), and/or the CA State Department of Housing and Community Development, as applicable. Future *farmworker housing complexes* and *farmworker dwelling units* will be subject to all applicable County codes and policies for residential projects.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site located in an area having known water quality problems and proposing the use of individual water wells? There are unincorporated areas that are known to have water quality problems. Future *farmworker housing complexes* and *farmworker dwelling units* are likely to be in areas that require the use of individual water wells. Projects facilitated by the ordinance are subject to County health and plumbing provisions, and require the appropriate permits and approvals issued by the County Department of Public Health (Environmental Health), Regional Planning and Public Works, and/or the CA State Department of Housing and Community Development per Title 25 CCR § 770-774.
b.	☐	☐	☒	Will the proposed project require the use of a private sewage disposal system? Future *farmworker housing complexes* and *farmworker dwelling units* are most likely to occur in areas served by private onsite sewage disposal systems. Projects facilitated by the ordinance are subject to County health and plumbing provisions, and require the appropriate permits and approvals issued by the County Department of Public Health (Environmental Health) and Public Works, and/or the CA State Department of Housing and Community Development per Title 25 CCR §784-792.
	☐	☐	☒	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations *or* is the project proposing on-site systems located in close proximity to a drainage course? Future *farmworker housing complexes* and *farmworker dwelling units* will be subject to a review and approval by the Department of Public Works, the Department of Public Health (Environmental Health), and/or the CA State Department of Housing and Community Development.
c.	☐	☐	☒	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? Future *farmworker housing complexes* and *farmworker dwelling units* are subject to County National Pollutant Discharge Elimination System (NPDES) requirements, as applicable, and require the appropriate permits and approvals issued by the County Department of Public Health (Environmental Health) and Public Works, as well as the California Regional Water Quality Control Board (RWQCB) and/or the CA State Department of Housing and Community Development.
d.	☐	☐	☒	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? Future *farmworker housing complexes* and *farmworker dwelling units* are subject to County NPDES requirements, as applicable, and require the appropriate permits and approvals issued by the County Department of Public Health (Environmental Health) and Public Works, as well as the RWQCB and/or the CA State Department of Housing and Community Development.
e.	☐	☐	☐	Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Industrial Waste Permit ☒ Health Code Ordinance No. 7583, Chapter 5
☒ Plumbing Code Ordinance No. 2269 ☒ NPDES Permit Compliance (DPW)

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**
☐ Lot Size ☐ Project Design

The project is a proposed amendment to the zoning code to bring the County's provisions for farmworker housing into compliance with the State Employee Housing Act. *Farmworker dwelling units* and *farmworker housing complexes* will be either permitted, subject to a conditional use permit, or prohibited by the Department of Regional Planning, depending on the following factors: land use policy, zoning designation, and overlay requirements (i.e. Very High Fire Hazard Severity Zones, SEAs, ESHAs, etc.). Permitted projects are non-discretionary and subject to a staff-level administrative review. Projects that require a conditional use permit are discretionary and subject to additional project-level environmental review, unless exempted. Agricultural housing that meets the requirements stipulated in Sections 21159.21 and 21159.22 of the Public Resources Code are exempt from project-level environmental review under the California Environmental Quality Act (CEQA). Future *farmworker housing complexes* and *farmworker dwelling units* may require private water and sewage systems and will require the appropriate permits and approvals from the Los Angeles County Departments of Regional Planning, Public Works, Fire, and Public Health (Environmental Health), as well as the RWQCB and/or the CA State Department of Housing and Community Development, as applicable. Future *farmworker housing complexes* and *farmworker dwelling units* will be subject to all applicable County codes and policies for residential projects. Where applicable, approval of a water test for future *farmworker housing complexes* and *farmworker dwelling units* by the Department of Public Health (Environmental Health) is required prior to occupancy, per Title 25 CCR §772. Future *farmworker housing complexes* and *farmworker dwelling units* will be subject to all water supply and quality regulations per Title 25 CCR §770, §772, and §774.

CONCLUSION
Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?
☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)? The project is a proposed amendment to the zoning code that permits no more than 12 units or spaces, or 36 beds in group living quarters.
b.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? The project is a proposed amendment to the zoning code regarding *farmworker housing complexes* and *farmworker dwelling units*, which are not considered sensitive uses.
c.	☐	☒	☐	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance? The project is a proposed amendment to the zoning code that permits no more than 12 units or spaces, or 36 beds in group living quarters, which would not exceed AQMD thresholds of significance.
d.	☐	☐	☒	Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions? Such sources exist throughout the unincorporated areas of Los Angeles County. Projects facilitated by the ordinance are subject to County health and safety standards and require the appropriate permits and approvals issued by the County Department of Public Health (Environmental Health) and Public Works, and/or the CA State Department of Housing and Community Development.
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan? The project is a proposed amendment to the zoning code regarding *farmworker housing complexes* and *farmworker dwelling units* and will not obstruct implementation of an air quality plan.
f.	☐	☒	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? The project is a proposed amendment to the zoning code regarding *farmworker housing complexes* and *farmworker dwelling units* and will not violate any air quality standard.
g.	☐	☒	☐	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? The project is a proposed amendment to the zoning code regarding *farmworker housing complexes* and *farmworker dwelling units* and will not result in a cumulatively considerable net increase of any criteria pollutant.
h.	☐	☐	☐	Other factors: _____

STANDARD CODE REQUIREMENTS

☒ Health and Safety Code Section 40506

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Air Quality Report

The project is a proposed amendment to the zoning code to bring the County's provisions for farmworker housing into compliance with the State Employee Housing Act. *Farmworker dwelling units* and *farmworker housing complexes* will be either permitted, subject to a conditional use permit, or prohibited by the Department of Regional Planning, depending on the following factors: land use policy, zoning designation, and overlay requirements (i.e. Very High Fire Hazard Severity Zones, SEAs, ESHAs, etc.). Permitted projects are non-discretionary and subject to a staff-level administrative review. Projects that require a conditional use permit are discretionary and subject to additional project-level environmental review, unless exempted. Agricultural housing that meets the requirements stipulated in Sections 21159.21 and 21159.22 of the Public Resources Code are exempt from project-level environmental review under the California Environmental Quality Act (CEQA). Future *farmworker housing complexes* and *farmworker dwelling units* will require the appropriate permits and approvals from the Los Angeles County Departments of Regional Planning, Public Works, Fire, and Public Health (Environmental Health), and/or the CA State Department of Housing and Community Development and AQMD, as applicable. Future *farmworker housing complexes* and *farmworker dwelling units* will be subject to all applicable County and policies for residential projects.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?

Many areas within unincorporated Los Angeles County are relatively natural and undisturbed (Source: Los Angeles County SEA and ESHA maps). The proposed ordinance requires conditional use permits for *farmworker housing complexes* proposed within SEAs, and prohibits *farmworker housing complexes* and *farmworker dwelling units*, which are not resource dependant uses, in Environmentally Sensitive Habitat Areas (ESHAs). (Source: Public Resources Code Section 30240(a)). Future *farmworker housing complexes* and *farmworker dwelling units* are subject to the County environmental policies and require the appropriate permits and approvals issued by the County Department of Regional Planning, such as Oak Tree Permits, and SEATAC and ERB reviews, as applicable, and/or the CA State Department of Housing and Community Development. Future *farmworker housing complexes* and *farmworker dwelling units* are also subject to existing development standards currently applied to other residential projects. Furthermore, future *farmworker housing complexes* and *farmworker dwelling units* will be required to comply with General Plan policies that discourage development in, and promote the preservation of, environmentally sensitive areas (Source: Los Angeles County General Plan Land Use Element Policy 13 and Conservation and Open Space Element Policy 7).

b.	☐	☐	☒	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?

Future *farmworker housing complexes* and *farmworker dwelling units* will require the appropriate permits and approvals from the Department of Fire, Public Works, Regional Planning, Public Health (Environmental Health), and/or the CA State Department of Housing and Community Development, and be subject to General Plan policies related to the protection of natural habitats (per Los Angeles County General Plan Conservation and Open Space Element Policy 12). Furthermore, *farmworker housing complexes* and *farmworker dwelling units* are prohibited in Environmentally Sensitive Habitat Areas (ESHAs).

c.	☐	☐	☒	Is a major drainage course located on the project site that is depicted on USGS quad sheets by a blue dashed line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream or lake?

Future *farmworker housing complexes* and *farmworker dwelling units* may be located near a drainage course. *Farmworker housing complexes* and *farmworker dwelling units* proposed in a Sensitive Environmental Resource Area (SERAs) will be subject to ERB review. *Farmworker housing complexes* proposed in SEAs will require SEATAC review, as well as project-level environmental review. Some projects will require the approval of a drainage concept from the Department of Public Works. Future *farmworker housing complexes* and *farmworker dwelling units* are subject to County environmental and building code provisions and require the appropriate permits and approvals issued by the County Department of Regional Planning, Public Works, and/or the CA State Department of Housing and Community Development, as applicable.

d. ☐ ☐ ☒ Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?

The proposed ordinance prohibits *farmworker housing complexes* and *farmworker dwelling units,* which are not resource dependant uses, in Environmentally Sensitive Habitat Areas (per Public Resources Code Section 30240(a)). *Farmworker housing complexes* require a conditional use permit if located in an SEA (Source: Los Angeles County Code, Section 22.56.215). Future *farmworker housing complexes* and *farmworker dwelling units* are subject to County environmental policies and require the appropriate permits and approvals issued by the County Department of Regional Planning and/or the CA State Department of Housing and Community Development. Future *farmworker housing complexes* and *farmworker dwelling units* will also be subject to General Plan policies related to the protection of watersheds, streams, and riparian vegetation (Source: Los Angeles County General Plan Conservation and Open Space Element policy 12).

e. ☐ ☐ ☒ Does the project site contain oak or other unique native trees (specify kinds of trees)?

There are oaks and other unique native trees within the unincorporated areas of Los Angeles County. Projects facilitated by the ordinance are subject to County environmental policies and require the appropriate permit (Oak Tree Permit) and approvals issued by the County Department of Regional Planning, as applicable.

f. ☐ ☐ ☒ Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?

There are some unincorporated areas that contain sensitive species. However, the proposed ordinance will prohibit *farmworker housing complexes* and *farmworker dwelling units* from locating within environmentally sensitive habitat areas (ESHAs). Future *farmworker housing complexes* and *farmworker dwelling units* are subject to County environmental policies and require the appropriate permits and approvals issued by the County Department of Regional Planning and/or the CA State Department of Housing and Community Development.

g. ☐ ☐ ☐ Other factors (e.g., wildlife corridor, adjacent open space linkage)? _____

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☒ Oak Tree Permit ☒ ERB/SEATAC Review

The project is a proposed amendment to the zoning code to bring the County's provisions for farmworker housing into compliance with the State Employee Housing Act. *Farmworker dwelling units* and *farmworker housing complexes* will be either permitted, subject to a conditional use permit, or prohibited by the Department of Regional Planning, depending on the following factors: land use policy, zoning designation, and overlay requirements (i.e. Very High Fire Hazard Severity Zones, SEAs, ESHAs etc.). Permitted projects are non-discretionary and subject to a staff-level administrative review. Projects that require a conditional use permit are discretionary and subject to additional project-level environmental review, unless exempted. Agricultural housing that meets the requirements stipulated in Sections 21159.21 and 21159.22 of the Public Resources Code are exempt from project-level environmental review under the California Environmental Quality Act (CEQA). *Farmworker housing complexes* and *farmworker dwelling units*, as non-resource dependant uses, are prohibited from locating in Environmentally Sensitive Habitat Areas (ESHAs) per Public Resources Code Section 30240(a). Only resource dependant uses, such as projects to facilitate hiking, bird watching, and plant studies are permitted in ESHAs. Furthermore, *farmworker housing complexes* proposed within

Significant Ecological Areas (SEAs) require a conditional use permit and are subject to a discretionary review and further project-level environmental review. *Farmworker housing complexes* and *farmworker dwelling units* will require Oak Tree Permits if they encroach within the protected zone of an oak tree. Future *farmworker housing complexes* and *farmworker dwelling units* will also be subject to Environmental Review Board (ERB) and Significant Ecological Area Technical Advisory Committee (SEA/TAC) review, as applicable. Future *farmworker housing complexes* and *farmworker dwelling units* will require the appropriate permits and approvals from the Los Angeles County Departments of Regional Planning, Public Works, Fire, and Public Health (Environmental Health), and/or the CA State Department of Housing and Community Development, as applicable. Future *farmworker housing complexes* and *farmworker dwelling units* will be subject to all applicable County codes and policies for residential projects, including General Plan policies that discourage development in environmentally sensitive areas and protect significant ecological areas, habitat resources, watersheds, and riparian vegetation (Source: Los Angeles County General Plan Land Use Element Policy 13 and Conservation and Open Space Element Policies 7 and 12).

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity? There are areas that contain known archeological resources or that contain features (drainage course, spring, knoll, rock outcroppings, or oak trees), which indicate potential archeological sensitivity within the unincorporated areas of Los Angeles County.
b.	☐	☐	☒	Does the project site contain rock formations indicating potential paleontological resources? There are areas that contain rock formations indicating potential paleontological resources. Vasquez Rocks, which contains unique geological rock formations and is considered a cultural resource, is located in unincorporated Santa Clarita Valley and within a Very High Fire Hazard Severity Zone (Source: Preliminary Draft Santa Clarita Valley Area Plan, 2008).
c.	☐	☐	☒	Does the project site contain known historic structures or sites? There is an estimated 17 historical or cultural resource sites in unincorporated Los Angeles County (Source: LA County Draft General Plan). Of these, one is located in the Santa Monica Mountains, two in the Antelope Valley, and four in the Santa Clarita Valley (Source: State Office of Historic Preservation). Of the 17 sites, an estimated three sites are located outside of the County's Very High Fire Hazard SeverityZones and would permit *farmworker housing complexes* through a non-discretionary procedure per the proposed ordinance. Future *farmworker housing complexes* are unlikely to occur on these sites, as they are not located in proximity to the County's active agricultural uses.
d.	☐	☐	☒	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5? The project is a proposed amendment to the zoning code regarding farmworker housing. Of the estimated 17 historically significant sites, an estimated three would allow *farmworker housing complexes* through a non-discretionary procedure. However, future *farmworker housing complexes* are unlikely to occur on these sites, as they are not located in proximity to the County's active agricultural uses.
e.	☐	☐	☒	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? The project is a proposed amendment to the zoning code regarding farmworker housing. Vasquez Rocks, a paleontological and geologically significant site, is located in a Very High Fire Hazard Severity Zone, which would prohibit the development of *farmworker housing complexes*.
f.	☐	☐	☐	Other factors? _____

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Phase I Archaeology Report

The project is a proposed amendment to the zoning code to make the County's provisions for farmworker housing

comply with the State Employee Housing Act. *Farmworker dwelling units* and *farmworker housing complexes* will be either permitted, subject to a conditional use permit, or prohibited by the Department of Regional Planning, depending on the following factors: land use policy, zoning designation, and overlay requirements (i.e. Very High Fire Hazard Severity Zones, SEAs, ESHAs, etc.). Permitted projects are non-discretionary and subject to a staff-level administrative review. Projects that require a conditional use permit are discretionary and subject to additional project-level environmental review, unless exempted. Agricultural housing that meets the requirements stipulated in Sections 21159.21 and 21159.22 of the Public Resources Code are exempt from project-level environmental review under the California Environmental Quality Act (CEQA). Future *farmworker housing complexes* and *farmworker dwelling units* will require the appropriate permits and approvals from the Los Angeles County Departments of Regional Planning, Public Works, Fire, and Public Health (Environmental Health), and/or the CA State Department of Housing and Community Development, as applicable. Future *farmworker housing complexes* and *farmworker dwelling units* will be subject to all applicable County codes and policies for residential projects.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical**, or **paleontological** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 5.Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? Future *farmworker housing complexes* and *farmworker dwelling units* are subject to County environmental and land use provisions and require the appropriate permits and approvals issued by the County Department of Regional Planning and/or the CA State Department of Housing and Community Development, and subject to the CA Surface Mining and Reclamation Act.
b.	☐	☒	☐	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? Future *farmworker housing complexes* and *farmworker dwelling units* are subject to County environmental and land use provisions and require the appropriate permits and approvals issued by the County Department of Regional Planning and/or the CA State Department of Housing and Community Development, and subject to the CA Surface Mining and Reclamation Act.
c.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

The project is a proposed amendment to the zoning code to bring the County's provisions for farmworker housing into compliance with the State Employee Housing Act. *Farmworker dwelling units* and *farmworker housing complexes* will be either permitted, subject to a conditional use permit, or prohibited by the Department of Regional Planning, depending on the following factors: land use policy, zoning designation, and overlay requirements (i.e. Very High Fire Hazard Severity Zones, SEAs, ESHAs, etc.). Permitted projects are non-discretionary and subject to a staff-level administrative review. Projects that require a conditional use permit are discretionary and subject to additional project-level environmental review, unless exempted. Agricultural housing that meets the requirements stipulated in Sections 21159.21 and 21159.22 of the Public Resources Code are exempt from project-level environmental review under the California Environmental Quality Act (CEQA). Future *farmworker housing complexes* and *farmworker dwelling units* will require the appropriate permits and approvals from the Los Angeles County Departments of Regional Planning, Public Works, Fire, and Public Health (Environmental Health), and/or the CA State Department of Housing and Community Development, as applicable. Future *farmworker housing complexes* and *farmworker dwelling units* will be subject to all applicable County codes and policies for residential projects, including General Plan policies that protect known mineral resources reserves from encroachment of incompatible land uses (Source: Los Angeles County General Plan Land Use Element Policy 26).

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? Per the Employee Housing Act "employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use" (Section 17021.6 of the Health and Safety Code).
b.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? Per the Employee Housing Act "employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use" (Section 17021.6 (b) of the Health and Safety Code). Furthermore, Los Angeles County does not offer Williamson Act contracts (Source: California State Department of Conservation).
c.	☐	☒	☐	Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? Per the Employee Housing Act "employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use" (Section 17021.6 (b) of the Health and Safety Code).
d.	☐	☐	☐	Other factors? _____

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

The project is a proposed amendment to the zoning code to bring the County's provisions for farmworker housing into compliance with the State Employee Housing Act. *Farmworker dwelling units* and *farmworker housing complexes* will be either permitted, subject to a conditional use permit, or prohibited by the Department of Regional Planning, depending on the following factors: land use policy, zoning designation, and overlay requirements (i.e. Very High Fire Hazard Severity Zones, SEAs, ESHAs, etc.). Permitted projects are non-discretionary and subject to a staff-level administrative review. Projects that require a conditional use permit are discretionary and subject to additional project-level environmental review, unless exempted. Agricultural housing that meets the requirements stipulated in Sections 21159.21 and 21159.22 of the Public Resources Code are exempt from project-level environmental review under the California Environmental Quality Act (CEQA). Future *farmworker housing complexes* and *farmworker dwelling units* will require the appropriate permits and approvals from the Los Angeles County Departments of Regional Planning, Public Works, Fire, and Public Health (Environmental Health), and/or the CA State Department of Housing and Community Development, as applicable. Future *farmworker housing complexes* and *farmworker dwelling units* will be subject to all applicable County codes and policies for residential projects, including General Plan policies that discourage inappropriate development in agricultural areas (Source: Los Angeles County General Plan Land Use Element policy 21).

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed? Within unincorporated Los Angeles County portions of Mulholland Highway, Las Virgenes Road, Malibu Canyon Road, and Angeles Crest Highway are adopted Scenic Highways. The adopted Scenic Highways are located in Very High Fire Hazard Severity Zones, which prohibit *farmworker housing complexes*. Future *farmworker dwelling units* will be subject to the same development standards, such as height and setbacks, which currently apply to single-family residential land uses.
b.	☐	☐	☒	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? The proposed ordinance does not modify underlying development standards, such as height and setbacks, which would impact views from a regional riding or hiking trail. Future *farmworker housing complexes* and *farmworker dwelling units* require the appropriate permits and approvals issued by the County Department of Regional Planning and/or the CA State Department of Housing and Community Development, as applicable, and are also subject to existing development standards currently applied to other residential projects.
c.	☐	☐	☒	Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? There are undeveloped or undisturbed areas throughout the unincorporated areas of Los Angeles County. Future *farmworker housing complexes* and *farmworker dwelling units* are likely to be located in rural and undeveloped areas, and will be subject to existing development standards currently applied to other residential projects.
d.	☐	☐	☒	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? The proposed ordinance does not modify underlying development standards related to height and bulk; however, residential density could potentially be increased (up to 12 units or spaces, or 36 beds for group quarters).
e.	☐	☒	☐	Is the project likely to create substantial sun shadow, light or glare problems?
f.	☐	☐	☐	Other factors (e.g., grading or land form alteration): _____

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

The project is a proposed amendment to the zoning code to bring the County's provisions for farmworker housing into compliance with the State Employee Housing Act. *Farmworker dwelling units* and *farmworker housing complexes* will be either permitted, subject to a conditional use permit, or prohibited by the Department of Regional Planning, depending on the following factors: land use policy, zoning designation, and overlay requirements (i.e. Very High Fire Hazard Severity Zones, SEAs, ESHAs, etc.). Permitted projects are non-discretionary and subject to a staff-level administrative review. Projects that require a conditional use permit are discretionary and subject to additional project-level environmental review,

unless exempted. Agricultural housing that meets the requirements stipulated in Sections 21159.21 and 21159.22 of the Public Resources Code are exempt from project-level environmental review under the California Environmental Quality Act (CEQA). The proposed ordinance does not modify underlying development standards that aim to protect visual resources. Future *farmworker housing complexes* and *farmworker dwelling units* will require the appropriate permits and approvals from the Los Angeles County Departments of Regional Planning, Public Works, Fire, and Public Health (Environmental Health), and/or the CA State Department of Housing and Community Development, as applicable. Future *farmworker housing complexes* and *farmworker dwelling units* will be subject to all applicable County codes and policies, including existing development standards currently applied to other residential projects. Furthermore, future *farmworker housing complexes* and *farmworker dwelling units* will be required to comply with General Plan policies that provide protection to lands of major scenic value (Source: Los Angeles County General Plan Land Use Element Policy 20).

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)? The proposed ordinance limits farmworker housing to a maximum of 12 units or spaces, or 36 beds in group living quarters.
b.	☐	☒	☐	Will the project result in any hazardous traffic conditions? The project is a proposed amendment to the zoning code related to farmworker housing.
c.	☐	☒	☒	Will the project result in parking problems with a subsequent impact on traffic conditions? The proposed ordinance does not modify parking standards for residential uses, with the exception of the allowance of tandem and uncovered parking. In addition, the proposed ordinance adds standards for *farmworker housing complexes* that are group living quarters at one parking space per two beds. These provisions will not result in parking problems or subsequent traffic conditions.
d.	☐	☒	☐	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area? The project is a proposed amendment to the zoning code and will not alter any existing standards or requirements for maintaining adequate emergency vehicle and resident/employee access. Furthermore, future *farmworker housing complexes* and *farmworker dwelling units* facilitated by this ordinance will be required to obtain the appropriate permits and approvals from the County Departments of Fire, Public Works and/or the CA State Department of Housing and Community Development.
e.	☐	☒	☐	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded? The proposed ordinance limits farmworker housing to a maximum of 12 units or spaces, or 36 beds in group quarters.
f.	☐	☒	☐	Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? The project is a proposed amendment to the zoning code and will not alter any existing standards or requirements related to alternative transportation.
g.	☐	☐	☐	Other factors? _____

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Project Design ☒ Traffic Report ☒ Consultation with Traffic & Lighting Division

The project is a proposed amendment to the zoning code to bring the County's provisions for farmworker housing into compliance with the State Employee Housing Act. *Farmworker dwelling units* and *farmworker housing complexes* will be either permitted, subject to a conditional use permit, or prohibited by the Department of Regional Planning, depending on the following factors: land use policy, zoning designation, and overlay requirements (i.e. Very High Fire Hazard Severity Zones, SEAs, ESHAs etc.). Permitted projects are non-discretionary and subject to a staff-level administrative review. Projects that require a conditional use permit are discretionary and subject to additional project-level environmental review, unless exempted. Agricultural housing that meets the requirements stipulated in Sections 21159.21 and 21159.22 of the Public Resources Code are exempt from project-level environmental review under the

California Environmental Quality Act (CEQA). Future *farmworker housing complexes* and *farmworker dwelling units* will require the appropriate permits and approvals from the Los Angeles County Departments of Regional Planning, Public Works, Fire, and Public Health (Environmental Health), as well as the CA State Department of Housing and Community Development, as applicable. Future *farmworker housing complexes* and *farmworker dwelling units* will be subject to all applicable County codes and policies for residential projects.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	If served by a community sewage system, could the project create capacity problems at the treatment plant? Future *farmworker housing complexes* and *farmworker dwelling units* are anticipated to be located in areas served by private onsite sewage disposal systems. Future *farmworker housing complexes* and *farmworker dwelling units* will require the appropriate permits and approvals from the County Departments of Health and Public Works and/or the CA State Department of Housing and Community Development, Title 25 per CCR §784-792.
b.	☐	☐	☒	Could the project create capacity problems in the sewer lines serving the project site? Future *farmworker housing complexes* and *farmworker dwelling units* are anticipated to be located in areas served by private onsite sewage disposal systems. Future *farmworker housing complexes* and *farmworker dwelling units* will require the appropriate permits and approvals from the County Departments of Health and Public Works and/or the CA State Department of Housing and Community Development, per Title 25 CCR §784-792.
c.	☐	☐	☐	Other factors? _____

STANDARD CODE REQUIREMENTS

☒ Sanitary Sewers and Industrial Waste Ordinance No. 6130
☐ Plumbing Code Ordinance No. 2269

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

The project is a proposed amendment to the zoning code to bring the County's provisions for farmworker housing into compliance with the State Employee Housing Act. *Farmworker dwelling units* and *farmworker housing complexes* will be either permitted, subject to a conditional use permit, or prohibited by the Department of Regional Planning, depending on the following factors: land use policy, zoning designation, and overlay requirements (i.e. Very High Fire Hazard Severity Zones, SEAs, ESHAs etc.). Permitted projects are non-discretionary and subject to a staff-level administrative review. Projects that require a conditional use permit are discretionary and subject to additional project-level environmental review, unless exempted. Agricultural housing that meets the requirements stipulated in Sections 21159.21 and 21159.22 of the Public Resources Code are exempt from project-level environmental review under the California Environmental Quality Act (CEQA). Future *farmworker housing complexes* and *farmworker dwelling units* will require the appropriate permits and approvals from the Los Angeles County Departments of Regional Planning, Public Works, Fire, and Public Health (Environmental Health), and/or the CA State Department of Housing and Community Development, as applicable. Future *farmworker housing complexes* and *farmworker dwelling units* will be subject to all applicable County codes and policies, in addition to regulations per Title 25 CCR §784, 786, and 788, regarding sewage disposal, underground sewage tanks, and maintenance.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Could the project create capacity problems at the district level? There are known capacity problems within some school districts in the unincorporated area. However, future farmworker housing may be seasonal housing for unaccompanied migrants or housing for 5-6 farmworkers, which will not have an impact on school district capacity. Furthermore, data from the Los Angeles County Office of Education shows a 53% decrease in student enrollment in the Los Angeles County Migrant Education Program between the 2004-2005 and 2007-2008 school year. With the decline in agriculture in Los Angeles, this trend is expected to continue.
b.	☐	☐	☒	Could the project create capacity problems at individual schools which will serve the project site? There are known capacity problems within some school districts in the unincorporated area. However, future farmworker housing may be seasonal housing for unaccompanied migrants or housing for 5-6 farmworkers, which will not have an impact on school district capacity.
c.	☐	☐	☒	Could the project create student transportation problems? Future *farmworker housing complexes* and *farmworker dwelling units* are likely to be in rural areas, with limited access to local transportation options. There are known capacity problems within some school districts in the unincorporated area. However, future farmworker housing may be seasonal housing for unaccompanied migrants or housing for 5-6 farmworkers, which will not have an impact on school transportation needs.
d.	☐	☐	☒	Could the project create substantial library impacts due to increased population and demand? Future *farmworker housing complexes* and *farmworker dwelling units* could create library impacts.
e.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Site Dedication ☐ Government Code Section 65995 ☐ Library Facilities Mitigation Fee

The project is a proposed amendment to the zoning code to bring the County's provisions for farmworker housing into compliance with the State Employee Housing Act. *Farmworker dwelling units* and *farmworker housing complexes* will be either permitted, subject to a conditional use permit, or prohibited by the Department of Regional Planning, depending on the following factors: land use policy, zoning designation, and overlay requirements (i.e. Very High Fire Hazard Severity Zones, SEAs, ESHAs, etc.). Permitted projects are non-discretionary and subject to a staff-level administrative review. Projects that require a conditional use permit are discretionary and subject to additional project-level environmental review, unless exempted. Agricultural housing that meets the requirements stipulated in Sections 21159.21 and 21159.22 of the Public Resources Code are exempt from project-level environmental review under the California Environmental Quality Act (CEQA). Future *farmworker housing complexes* and *farmworker dwelling units* will require the appropriate permits and approvals from the Los Angeles County Departments of Regional Planning, Public Works, Fire, and Public Health (Environmental Health), and/or the CA State Department of Housing and Community Development, as applicable. Future *farmworker housing complexes* and *farmworker dwelling units* will be subject to all applicable County codes and policies for residential projects. Furthermore, various factors, including the

lack of affordable housing, can increase the rate of mobility for low-income households. A number of studies have shown that high mobility rates can destabilize schools and interfere with classroom instruction. In addition, data from the Los Angeles County Office of Education shows a 53% decrease in student enrollment in the Los Angeles County Migrant Education Program between the 2004-2005 and 2007-2008 school years.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? There are areas in the unincorporated areas of Los Angeles County that receive an undesirable level of Fire/Sheriff services. The proposed ordinance prohibits *farmworker housing complexes* in Very High Fire Hazard Severity Zones. Furthermore, as with all residential projects, *farmworker housing complexes* and *farmworker dwelling units* will require Fire Department clearance prior to occupancy.
b.	☐	☐	☒	Are there any special fire or law enforcement problems associated with the project or the general area? The Sheriff's Department indicates that there is no established financial mechanism to sufficiently support a desirable level of services in the unincorporated areas of Los Angeles County.
c.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☒ Fire Mitigation Fees

The project is a proposed amendment to the zoning code to bring the County's provisions for *farmworker housing* into compliance with the State Employee Housing Act. *Farmworker dwelling units* and *farmworker housing complexes* will be either permitted, subject to a conditional use permit, or prohibited by the Department of Regional Planning, depending on the following factors: land use policy, zoning designation, and overlay requirements (i.e. Very High Fire Hazard Severity Zones, SEAs, ESHAs, etc.). Permitted projects are non-discretionary and subject to a staff-level administrative review. Projects that require a conditional use permit are discretionary and subject to additional project-level environmental review, unless exempted. Agricultural housing that meets the requirements stipulated in Sections 21159.21 and 21159.22 of the Public Resources Code are exempt from project-level environmental review under the California Environmental Quality Act (CEQA). Future *farmworker dwelling units* located in the Very High Fire Hazard Severity zones will require fuel modification plans. *Farmworker housing complexes* are prohibited from locating in Very High Fire Hazard Severity Zones. *Farmworker housing complexes* and *farmworker dwelling units* will require Fire Department clearance prior to occupancy. Future *farmworker housing complexes* and *farmworker dwelling units* will require the appropriate permits and approvals from the Los Angeles County Departments of Regional Planning, Public Works, Fire, and Public Health (Environmental Health), and/or the CA State Department of Housing and Community Development, as applicable. Future *farmworker housing complexes* and *farmworker dwelling units* will be subject to all applicable County codes and policies.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? There are unincorporated areas of Los Angeles County known to have an inadequate public water supply to meet domestic needs or that have inadequate groundwater supply. Future *farmworker housing complexes* and *farmworker dwelling units* are subject to the County's water and plumbing provisions and require the appropriate permit and approvals from the County Departments of Public Health, Regional Planning, Fire and Public Works, and/or the CA State Department of Housing and Community Development, as applicable.
b.	☐	☐	☒	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs? There are unincorporated areas of Los Angeles County known to have an inadequate water supply and/or water pressure to meet fire fighting needs. The ordinance prohibits *farmworker housing complexes* in Very High Fire Hazard Severity Zones. Future *farmworker housing complexes* and *farmworker dwelling units* are subject to fire and water provisions and require the appropriate permits and approvals from the County Departments of Fire, Public Health, and Public Works, and/or the CA State Department of Housing and Community Development, as applicable.
c.	☐	☐	☒	Could the project create problems with providing utility services, such as electricity, gas, or propane? *Farmworker housing complexes* and *farmworker dwelling units* facilitated by this ordinance will require the appropriate permits and approvals from the County Department of Public Works and/or the CA State Department of Housing and Community Development.
d.	☐	☐	☒	Are there any other known service problem areas (e.g., solid waste)? There is an overall shortage in the County's landfill facilities.
e.	☐	☒	☐	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Plumbing Code Ordinance No. 2269 ☒ Water Code Ordinance No. 7834

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

The project is a proposed amendment to the zoning code to bring the County's provisions for farmworker housing into compliance with the State Employee Housing Act. *Farmworker dwelling units* and *farmworker housing complexes* will be either permitted, subject to a conditional use permit, or prohibited by the Department of Regional Planning, depending on the following factors: land use policy, zoning designation, and overlay requirements (i.e. Very High Fire Hazard Severity Zones, SEAs, ESHAs, etc.). Permitted projects are non-discretionary and subject to a staff-level

administrative review. Projects that require a conditional use permit are discretionary and subject to additional project-level environmental review, unless exempted. Agricultural housing that meets the requirements stipulated in Sections 21159.21 and 21159.22 of the Public Resources Code are exempt from project-level environmental review under the California Environmental Quality Act (CEQA). There are unincorporated areas of Los Angeles County known to have an inadequate public water supply or that have inadequate groundwater supply. *Farmworker housing complexes* and *farmworker dwelling units* facilitated by this ordinance are most likely to be located in the rural areas that house the majority of the County's active agricultural uses, in the Antelope Valley, Santa Clarita Valley, and the Santa Monica Mountains. Future *farmworker housing complexes* and *farmworker dwelling units* will require the appropriate permits and approvals from the Los Angeles County Departments of Regional Planning, Public Works, Fire, and Public Health (Environmental Health), and/or the CA State Department of Housing and Community Development, as applicable. Future *farmworker housing complexes* and *farmworker dwelling units* will be subject to all applicable County codes and policies for residential projects. In addition, future *farmworker housing complexes* and *farmworker dwelling units* will be subject to all applicable codes and requirements that are required of similar residential projects, including regulations related to water quality, supply, and solid waste disposal per Title 25 CCR §770, §772, §774, and §742.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the project result in an inefficient use of energy resources? The project is a proposed amendment to the zoning code related to farmworker housing.
b.	☐	☒	☐	Will the project result in a major change in the patterns, scale, or character of the general area or community? The project is a proposed amendment to the zoning code related to farmworker housing. The ordinance applies to all the unincorporated areas of Los Angeles County; however, future *farmworker housing complexes* and/or *farmworker dwelling units* are likely to be located in the Antelope Valley, Santa Clarita Valley, and Santa Monica Mountains, where agricultural uses are active. However, the Santa Clarita Valley and Santa Monica Mountains are located in a Very High Fire Hazard Severity Zone, and therefore, only *farmworker dwelling units* are permitted. Furthermore, future *farmworker housing complexes* and *farmworker dwelling units* will not occur with significant frequency based on the following factors: 1) the agricultural industry in Los Angeles County is declining; 2) in the past decade, only two conditional use permit cases have been submitted and approved for farmworker housing; 3) there are only seven active HCD permitted employee housing projects in unincorporated Los Angeles County; and 4) funding sources are extremely limited for this type of housing. Therefore, future *farmworker housing complexes* and *farmworker dwelling units* will not result in a major change in the pattern, scale, or character of a general area or community.
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land? Per the Employee Housing Act "employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use" (Section 17021.6 of the Health and Safety Code).
d.	☐	☐	☐	Other factors? _____

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot size ☐ Project Design ☐ Compatible Use

The project is a proposed amendment to the zoning code to bring the County's provisions for farmworker housing into compliance with the State Employee Housing Act. *Farmworker dwelling units* and *farmworker housing complexes* will be either permitted, subject to a conditional use permit, or prohibited by the Department of Regional Planning, depending on the following factors: land use policy, zoning designation, and overlay requirements (i.e. Very High Fire Hazard Severity Zones, SEAs, ESHAs, etc.). Permitted projects are non-discretionary and subject to a staff-level administrative review. Projects that require a conditional use permit are discretionary and subject to additional project-level environmental review, unless exempted. Agricultural housing that meets the requirements stipulated in Sections 21159.21 and 21159.22 of the Public Resources Code are exempt from project-level environmental review under the California Environmental Quality Act (CEQA). Future *farmworker housing complexes* and *farmworker dwelling units* will require the appropriate permits and approvals from the Los Angeles County Departments of Regional Planning, Public Works, Fire, and Public Health (Environmental Health), and/or the CA State Department of Housing and Community Development, as applicable. Future *farmworker housing complexes* and *farmworker dwelling units* will be

subject to all applicable County codes and policies for residential projects, including General Plan policies that promote land uses that maximizes energy conservation and agricultural preservation (Source: Los Angeles County General Plan Land Use Element Policy 25 and Conservation and Open Space Element Policy 6). It is also anticipated that the proposed ordinance will locate housing closer to agricultural jobs, which has potential energy-related benefits. Per the Employee Housing Act, for the purposes of zoning, *farmworker housing complexes* are considered a land use that in no way differs from agricultural land uses.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors? _____

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Are any hazardous materials used, transported, produced, handled, or stored on-site? It is possible that *farmworker housing complexes* and *farmworker dwelling units* may be located near hazardous materials associated with agricultural operations. Future *farmworker housing complexes* and *farmworker dwelling units* will be required to obtain the appropriate permits and approvals from the County Departments of Fire, Health, and Public Works, and/or the CA State of California Department of Housing and Community Development, as applicable. The proposed ordinance requires that *farmworker housing complexes* and *farmworker dwelling units* locate at least 75 feet from barns, pens, or other structures that house livestock or poultry and at least 50 feet from all other agricultural uses.
b.	☐	☐	☒	Are any pressurized tanks to be used or any hazardous wastes stored on-site? It is possible that *farmworker housing complexes* and *farmworker dwelling units* may be located near hazardous materials associated with agricultural operations. Future *farmworker housing complexes* and *farmworker dwelling units* facilitated by this ordinance will be required to obtain the appropriate permits and approvals from the County Departments of Public Health and Public Works, and/or the CA State of California Department of Housing and Community Development, as applicable. Future *farmworker housing complexes* and *farmworker dwelling units* will be subject to all applicable County codes and policies for residential projects.
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? The project is a proposed amendment to the zoning code related to farmworker housing. Future *farmworker housing complexes* and *farmworker dwelling units* will not impact sensitive uses.
d.	☐	☐	☒	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed? There are sites with soil toxicity problems and known groundwater contamination sources throughout the unincorporated areas of Los Angeles County. Future *farmworker housing complexes* and *farmworker dwelling units* will require appropriate permits from the County Departments of Fire, Public Health (Environmental Health), and Public Works, and/or the CA State Department of Housing and Community Development.
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment? The project is a proposed amendment to the zoning code related to farmworker housing. Future *farmworker housing complexes* and *farmworker dwelling units* will not release hazardous materials into the environment.
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? The project is a proposed amendment to the zoning code related to farmworker housing. Future *farmworker housing complexes* and *farmworker dwelling units* will not release hazardous materials into the environment.
g.	☐	☒	☐	Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? According to the California Department of Toxic Substances Control, there are an estimated 694 sites in Los Angeles County that are either contaminated or potentially contaminated (Source:

EnviroStor). It is possible that farmworker housing facilitated by the ordinance may be built on these sites once site clean-up and the necessary site remediation are completed. *Farmworker housing complexes* and *farmworker dwelling units* are most likely to locate in rural areas, while the majority of the contaminated sites are located in urban areas.

h. ☐ ☒ ☐ Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
The proposed ordinance prohibits *farmworker housing complexes* and *farmworker dwelling units* from locating in Runway Protection Zones (RPZs) and areas with 65 Community Noise Equivalent Levels (CNELs) and above.

I. ☐ ☒ ☐ Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
The project is a proposed amendment to the zoning code related to farmworker housing. Future *farmworker housing complexes* and *farmworker dwelling units* will not alter any existing standards or requirements related to emergency preparedness.

j. ☐ ☐ ☐ Other factors? _____

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**
☐ Toxic Clean up Plan

The project is a proposed amendment to the zoning code to bring the County's provisions for farmworker housing into compliance with the State Employee Housing Act. *Farmworker dwelling units* and *farmworker housing complexes* will be either permitted, subject to a conditional use permit, or prohibited by the Department of Regional Planning, depending on the following factors: land use policy, zoning designation, and overlay requirements (i.e. Very High Fire Hazard Severity Zones, SEAs, ESHAs, etc.). Permitted projects are non-discretionary and subject to a staff-level administrative review. Projects that require a conditional use permit are discretionary and subject to additional project-level environmental review, unless exempted. Agricultural housing that meets the requirements stipulated in Sections 21159.21 and 21159.22 of the Public Resources Code are exempt from project-level environmental review under the California Environmental Quality Act (CEQA). The proposed ordinance requires that *farmworker housing complexes* and *farmworker dwelling units* locate at least 75 feet from barns, pens, or other structures that house livestock or poultry, and at least 50 feet from all other agricultural uses. In addition, pesticide usage is regulated by the Los Angeles County Agricultural Commissioner/Weights & Measures Pesticide Regulation Division. Future *farmworker housing complexes* and *farmworker dwelling units* will require the appropriate permits and approvals from the Los Angeles County Departments of Regional Planning, Public Works, Fire, and Public Health (Environmental Health), and/or the CA State Department of Housing and Community Development, as applicable. Future *farmworker housing complexes* and *farmworker dwelling units* will be subject to all applicable County codes and policies for residential projects.

CONCLUSION
Considering the above information, could the project have a significant impact relative to **public safety**?
☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Can the project be found to be inconsistent with the plan designation(s) of the subject property? The project is a proposed amendment to the zoning code to bring the County's provisions for farmworker housing into compliance with the State Employee Housing Act. Future *farmworker housing complexes* and *farmworker dwelling units* will be subject to General Plan policies and the Housing Element. The Employee Housing Act states that "employee housing consisting of no more than 36 beds in group quarters and 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation" and that "for the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use" (Section 17021.6 of the California Health and Safety Code). To ensure compliance with the State law, with some exceptions to address health, safety and environmental concerns, the proposed ordinance permits *farmworker housing complexes* where the General Plan permits agricultural uses.
b.	☐	☒	☐	Can the project be found to be inconsistent with the zoning designation of the subject property? The project is a proposed amendment to the zoning code to bring the County's provisions for farmworker housing into compliance with the State Employee Housing Act.
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☒	☐	Hillside Management Criteria?
	☐	☒	☐	SEA Conformance Criteria?
	☐	☐	☐	Other? _____
d.	☐	☒	☐	Would the project physically divide an established community? _____
e.	☐	☐	☐	Other factors? _____

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

The project is a proposed amendment to the zoning code to bring the County's provisions for farmworker housing into compliance with the State Employee Housing Act. *Farmworker dwelling units* and *farmworker housing complexes* will be either permitted, subject to a conditional use permit, or prohibited by the Department of Regional Planning, depending on the following factors: land use policy, zoning designation, and overlay requirements (i.e. Very High Fire Hazard Severity Zones, SEAs, ESHAs, etc.). Permitted projects are non-discretionary and subject to a staff-level administrative review. Projects that require a conditional use permit are discretionary and subject to additional project-level environmental review, unless exempted. Agricultural housing that meets the requirements stipulated in Sections 21159.21 and 21159.22 of the Public Resources Code are exempt from project-level environmental review under the California Environmental Quality Act (CEQA). Future *farmworker housing complexes* and *farmworker dwelling units*

will require the appropriate permits and approvals from the Los Angeles County Departments of Regional Planning, Public Works, Fire, and Public Health (Environmental Health), and/or the CA State Department of Housing and Community Development, as applicable. Future *farmworker housing complexes* and *farmworker dwelling units* will be subject to all applicable County codes and policies for residential projects.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections? The proposed project is a zoning code amendment that relates to farmworker housing. The farmworker housing ordinance is a program of the Los Angeles County Housing Element, which provides goals, policies and programs to address projected housing needs determined in part by regional and local population projections.
b.	☐	☒	☐	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)? The need for farmworker housing is directly tied to the agricultural economy in Los Angeles County. As the agricultural economy continues to decline, so will the need for farmworker labor and farmworker housing. Los Angeles County, as a whole, has a population of 9.5 million, of which approximately 7,700 are farmworkers (2000 U.S. Census). It is unknown how many of these farmworkers are currently in need of housing; however, with farmworkers making up such a small portion of the population (around 0.08%), this project will not induce substantial direct or indirect growth.
c.	☐	☒	☐	Could the project displace existing housing, especially affordable housing? The intent of the proposed ordinance is to provide affordable housing to farmworkers and their households.
d.	☐	☒	☐	Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)? Based on past case trends, future *farmworker housing complexes* and *farmworker dwelling units* will most likely occur in rural areas, which house the majority of the County's active agricultural land use. The siting of farmworker housing in these areas will help to locate employees closer to their jobs. Of the two employee housing projects permitted by the Department of Regional Planning, one was located onsite, while the other was located in very close proximity to the agricultural operation. (Source: Department of Regional Planning, Case History of Employee Housing in KIVA and C-TRACK).
e.	☐	☒	☐	Could the project require new or expanded recreational facilities for future residents?
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? The intent of the ordinance is to provide housing to farmworkers and their households.
g.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

The project is a proposed amendment to the zoning code to bring the County's provisions for farmworker housing into compliance with the State Employee Housing Act. *Farmworker dwelling units* and *farmworker housing complexes* will be either permitted, subject to a conditional use permit, or prohibited by the Department of Regional Planning, depending on the following factors: land use policy, zoning designation, and overlay requirements (i.e. Very High Fire Hazard Severity Zones, SEAs, ESHAs, etc.). Permitted projects are non-discretionary and subject to a staff-level administrative review. Projects that require a conditional use permit are discretionary and subject to additional project-level environmental review, unless exempted. Agricultural housing that meets the requirements stipulated in Sections 21159.21 and 21159.22 of the Public Resources Code are exempt from project-level environmental review under the California Environmental Quality Act (CEQA). Future *farmworker housing complexes* and *farmworker dwelling units* will require the appropriate permits and approvals from the Los Angeles County Departments of Regional Planning,

Public Works, Fire, and Public Health (Environmental Health), and/or the CA State Department of Housing and Community Development, as applicable. Future *farmworker housing complexes* and *farmworker dwelling units* will be subject to all applicable County codes and policies for residential projects.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment**, or **recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

The project is a proposed amendment to the zoning code to bring the County's provisions for farmworker housing into compliance with the State Employee Housing Act. The proposed ordinance prohibits *farmworker housing complexes* from locating within certain environmentally sensitive and hazardous areas, including Very High Fire Hazard Severity Zones and Environmentally Sensitive Habitat Areas, as well as Airport ~~Land Use~~ Influence area. In addition, *farmworker housing complexes* require a conditional use permit if proposed in a Significant Ecological Area or a Hillside Management area, and would require additional project-level environmental review. Future *farmworker housing complexes* and *farmworker dwelling units* are subject to the County environmental policies and require the appropriate permits and approvals issued by the County Department of Regional Planning, such as Oak Tree Permits, and SEATAC and ERB reviews, as applicable, and/or the CA State Department of Housing and Community Development. Furthermore, future *farmworker housing complexes* and *farmworker dwelling units* will be subject to General Plan policies. The proposed ordinance does not replace existing standards and regulations that are required of other residential projects per the Los Angeles County Code.

b.	☐	☒	☐	Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

The project is a proposed amendment to the zoning code to bring the County's provisions for farmworker housing into compliance with the State Employee Housing Act. *Farmworker dwelling units* are single-family residential land uses and are subject to the same development standards (i.e. height and setbacks) and permitting requirements that are applied to single-family residential uses. To address the potential impacts of *farmworker housing complexes*, the proposed ordinance prohibits them within certain environmentally sensitive and hazardous areas, such as Very High Fire Hazard Severity Zones, Environmentally Sensitive Habitat Areas, and Airport ~~Land Use~~ Influence Areas; and if located in a Significant Ecological Area or a Hillside Management area, will require a conditional use permit and undergo the appropriate environmental review. Future *farmworker housing complexes* and *farmworker dwelling units* are subject to the County environmental policies and require the appropriate permits and approvals issued by the County Department of Regional Planning, such as Oak Tree Permits, and SEATAC and ERB reviews, as applicable, and/or the CA State Department of Housing and Community Development. Futhermore, future *farmworker housing complexes* and *farmworker dwelling units* are subject to General Plan policies, as applicable. The

proposed ordinance does not replace existing standards and regulations that are required of other residential development per the Los Angeles County Code. Furthermore, future *farmworker housing complexes* and *farmworker dwelling units* will not occur with significant frequency based on the following factors: 1) the agricultural industry in Los Angeles County is declining; 2) in the past decade, only two conditional use permit cases have been submitted and approved for farmworker housing; 3) there are only seven active HCD permitted employee housing projects in unincorporated Los Angeles County; and 4) funding sources are extremely limited for this type of housing.

c. ☐ ☒ ☐ Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

The project is a proposed amendment to the zoning code to bring County's provisions for farmworker housing into compliance with the State Employee Housing Act. The purpose of the Employee Housing Act is to guarantee the health, safety, and general welfare of farmworkers by ensuring a decent living environment. Through regulation and oversight by the State, the Act also protects the general public from adverse impacts from employee housing (per State Department of Housing and Community Development). Furthermore, future *farmworker housing complexes* and *farmworker dwelling units* will be subject to General Plan policies. The proposed ordinance does not replace existing standards and regulations that are required of other residential development per the Los Angeles County Code.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/ No impact

DETAILED PROJECT DESCRIPTION

Project Number: R2008-01324
Case Number: RADV T2008-00008

The farmworker housing ordinance is a program of the Los Angeles County Housing Element. The proposed ordinance is intended to bring the County's provisions for farmworker housing into compliance with the Employee Housing Act (Sections 17000-17062.5 of the California Health and Safety Code). Employee Housing, as defined by Section 17008 of the Health and Safety Code, may consist of any living quarters, dwelling, boardinghouse, tent, bunkhouse, maintenance-of-way car, mobilehome, manufactured home, recreational vehicle, travel trailer, or other housing accommodations, maintained in one or more building or one or more sites. Employee housing, which includes farmworker housing, can be temporary (not operated on the same site annually and established for one operation and then removed), seasonal (occupied for no more than 180 days in a calendar year), or permanent (occupied more than 180 days).

Proposed Ordinance

The proposed farmworker housing ordinance amends Title 22 of the Los Angeles County Code by removing *farm labor camps*, and by adding the following definitions:

Agriculture, as defined in Section 1140.4 (a) of the California Labor Code, means farming in all its branches, including the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural or horticultural commodities (including commodities defined as agricultural commodities in Section 1141j(g) of Title 12 of the United States Code), the raising of livestock, bees, furbearing animals, or poultry, and any practices (including any forestry or lumbering operations) performed by a farmer or on a farm as an incident to or in conjunction with such farming operations, including preparation for market and delivery to storage or to market or to carriers for transportation to market.

Farmworker or agricultural employee, as defined in Section 1140.4 (b) of the California Labor Code, means any individual engaged in agriculture as defined in Section 1140.4 (a) of the California Labor Code.

Farmworker dwelling unit means a single family structure, ~~that~~ which is occupied solely by farmworkers.

Farmworker housing complex includes conventional and non-conventional structures, such as: ~~means any housing accommodation, including~~ group living quarters, such as barracks and bunkhouses; dwelling; boardinghouse; tent; maintenance-of-way car; mobilehome; manufactured home; recreational vehicle; and travel trailer, and is ~~,~~ occupied by farmworkers or farmworkers and their households.

Seasonal employee housing as defined in Section 17010 (b) of the California Health and Safety Code means farmworker housing operated annually on the same site and occupied for not more than 180 days in any calendar year.

Temporary employee housing as defined in Section 17010 (a) of the California Health and Safety Code means farmworker housing not operated on the same site annually and removed after one operation.

TABLE 1. Farmworker Housing Types

	Occupancy Requirements	Unit / Bed Requirements
Farmworker dwelling unit	Minimum of five and maximum of six farmworkers.	One ~~dwelling unit~~single family structure.
Farmworker housing complex	Minimum of five farmworkers. May also include their household.	No more than 12 residential units or spaces for use by farmworkers and their household, or group living quarters, such as barracks and bunkhouses, accommodating no more than 36 beds for use by farmworkers.

Farmworker dwelling units and *farmworker housing complexes* are permitted in the following zones:

ZONE	Farmworker Dwelling Unit	Farmworker Housing Complex
R-1	P	CUP
R-2	P	CUP
R-3	P	CUP*
R-4	P	CUP*
R-A	P	P
A-1	P	P
A-2	P	P
A-2-H	P	P
C-H	P	P
C-1	P	P
C-2	P	P
C-3	P	P
C-M	CUP	CUP
C-R	P	P

*Farmworker housing complexes will be subject to permit in zones R-3 and R-4 unless the housing accommodation is currently listed as a permitted use and consistent with dwelling unit density.

The proposed ordinance makes the following exceptions:

	Farmworker Dwelling Unit	Farmworker Housing Complex
Airport ~~Land Use~~ Influence Area	-	-
Environmentally Sensitive Habitat Area (ESHA)	-	-
Very High Fire Hazard Severity Zone	P	-
Significant Ecological Area (SEA)	P	CUP
Hillside Management Area	P	P/CUP*

*Farmworker housing complexes will be subject to the Hillside Management regulations. Single-family residential uses are exempt from the Hillside Management CUP.

CUP Conditional Use Permit (discretionary review)
P Permitted (non-discretionary review)
\- Prohibited

Farmworker dwelling units and *farmworker housing complexes* will be either permitted, subject to a conditional use permit, or prohibited by the Department of Regional Planning, depending on the following factors: land use policy, zoning designation, and overlay requirements (i.e. Very High Fire Hazard Severity Zones, SEAs, ESHAs, etc.). Permitted projects are non-discretionary and subject to a staff-level administrative review. Projects that require a conditional use permit are discretionary and subject to additional project-level environmental review, unless exempted. Agricultural housing that meets the requirements stipulated in Sections 21159.21 and 21159.22 of the Public Resources Code are exempt from project-level environmental review under the California Environmental Quality Act (CEQA). Among

the many requirements, the housing must be provided to low- or moderate-income households for a minimum of 15 years.

The proposed ordinance does not modify parking standards for residential uses, with the exception of the allowance of tandem and uncovered parking. However, the proposed ordinance adds standards for *farmworker housing complexes* provided in group living quarters at one parking space for every two beds.

The proposed ordinance includes the following development standards:

Setbacks	
	Minimum Distance from Farmworker Housing
Barns, pens, or other structures that house livestock or poultry	75 feet
Agricultural uses	50 feet

Floor Area	
	Minimum Requirement
Rooms or areas used for sleeping purposes within group quarters	50 square feet for each occupant

Lastly, the proposed ordinance includes provisions for complying with the Employee Housing Act and requires that farmworker housing projects obtain the appropriate permits from the CA State Department of Housing and Community Development (HCD) and the County Departments of Regional Planning, Public Health (Environmental Health), Public Works and Fire, as applicable. HCD is the primary agency for enforcing and monitoring employee housing. In addition to the State's oversight, the proposed ordinance requires that all projects record a covenant and agreement with the Office of the County Recorder and submit an annual verification form to ensure compliance with the ordinance.

Density

To comply with the Employee Housing Act, the proposed ordinance applies Countywide to all the unincorporated areas and permits farmworker housing of up to 12 units or spaces, or 36 beds in group quarters, through a non-discretionary procedure in certain zones (see permitting of *farmworker housing complexes* on page 1). As **Table 2** shows, the proposed ordinance allows *farmworker housing complexes* through a non-discretionary procedure on an estimated 108,641 parcels that permit less than 12 residential units or spaces through a non-discretionary procedure.

Farmworker housing projects facilitated by the proposed ordinance are most likely to occur in the Antelope Valley, Santa Clarita Valley, and Santa Monica Mountains, where a majority of the County's active agricultural uses and employment opportunities for farmworkers are located.[1] Of the three major areas where farmworker housing is likely to occur, the majority of the active agricultural uses are located within the Antelope Valley. As the Santa Clarita Valley and Santa Monica Mountains are located within Very High Fire Hazard Severity Zones, of the three major areas, only the Antelope Valley would permit *farmworker housing complexes.* **Table 2** also shows that the proposed ordinance allows farmworker housing complexes through a non-discretionary procedure on an estimated 52,031 parcels that permit less than 12 residential units or spaces through a non-discretionary procedure in the Antelope Valley.

[1] Based on field work and site visits to active farms; survey responses from agricultural operators; a review of State farmland data and Assessor data; and a review of case history.

TABLE 2. Number of Applicable Parcels* in Unincorporated Los Angeles County and Unincorporated Antelope Valley

	Unincorporated County		*Unincorporated Antelope Valley*	
	Number of Parcels	Percentage of Parcels	Number of Parcels	Percentage of Parcels
Zoning Permits < 12 units	108,641	96.08%	52,031	94.50%
Zoning Permits >/= 12 units	4,436	3.92%	3,028	5.50%
Totals	113,077	100.00%	55,059	100.00%

*Includes all parcels zoned A-1, A-2, A-2-H, C-1, C-2, C-3, C-H, and R-A, except for those parcels located in an Airport ~~Land Use~~ Influence Area, Very High Fire Hazard Severity Zone, ESHA, and/or SEA.

Source: Department of Regional Planning, GIS Section.

The Employee Housing Act states that "employee housing consisting of no more than 36 beds in group quarters and 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation" and that "for the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use" (Section 17021.6 of the California Health and Safety Code). To ensure compliance with the State law, with some exceptions to address health, safety and environmental concerns, the proposed ordinance permits *farmworker housing complexes* where the General Plan permits agricultural uses.

In addition, research and analyses conclude that farmworker housing projects will not occur with significant frequency, based on the following factors:

1. The agricultural industry in Los Angeles County is declining[2];
2. In the past decade, only two conditional use permit cases have been approved for farmworker housing[3];
3. There are only seven active[4], HCD permitted employee housing projects in unincorporated Los Angeles County[5]; and
4. Funding sources are extremely limited for this type of housing.

As **Table 3** illustrates, field crops are the only crop that increased in total acres farmed between 2000 and 2006. Nursery products, which is the number one agricultural commodity in the County, and grossed $191,879,000 in 2006, also declined.[6]

TABLE 3. Total Acreage Farmed of Selected Commodities* in Los Angeles County from 2000 to 2006

Crop Type	2000	2006	Absolute Change from 2000 to 2006	% Change from 2000 to 2006
Nursery Products**	8,879,200	7,344,000	(1,535,200)	-17.29%
Fruit & Nut	2,261	1,923	(338)	-14.95%
Vegetable	11,670	5,959	(5,711)	-48.94%
Field Crops	9,053	10,635	1,582	17.47%

*Table does not include the following commodities: cut flowers and decorative, livestock production, apiary, & forest products

**Nursery products in square feet (not acres)

Source: Los Angeles County Crop and Live Stock Reports, 2000-2006

[2] Based on a review of Los Angeles County Crop and Livestock Reports.

[3] Based on a review of case history of employee housing use the DRP's case tracking systems (C-TRACK and KIVA).

[4] "Active" facilities meet the requirements of the Employee Housing Act, including the definition of employee housing, per Section 17008 of the Health and Safety Code, and are enforced and monitored by the State Department of Housing and Community Development (HCD).

[5] Based on a review of data provided by the State Department of Housing and Community Development.

[6] Los Angeles County Crop and Livestock Report, 2006.

Survey responses from agricultural operators also confirm the decline in agricultural opportunities.[7] Fifty-four percent (13) of the survey respondents believe that the opportunities for agricultural production will decline in the next 10 years; 33% (eight) believe agriculture will remain stable; and 12.5% (three) are optimistic that agricultural production will thrive.

A review of past cases since the early 1980s show that only two conditional use permit cases have been submitted and approved for agricultural employee housing. One of these developments is a 24-room dormitory, which currently provides housing for migrant workers on a farm in the Antelope Valley. The other development consists of eight mobilehomes for employees of a duck farm in Avocado Heights, which is no longer in operation. There are also numerous conditional use permit cases for caretaker units, although it is difficult to determine whether the caretaker unit is for agricultural employees, and if so, whether the housing meets the definition of employee housing pursuant to the Employee Housing Act. Since the early 1980s, 139 caretaker units have been approved by the County. Twenty-one of these caretaker units or similar uses, such as "servant quarters" have been approved between August 2004 and November 2007.[8]

Furthermore, according to HCD, of the 54 State-permitted employee housing projects in Los Angeles County, 22 are located in unincorporated Los Angeles County and only seven of these projects are active. The remaining 15 are closed.

Finally, the high costs associated with developing and maintaining employer-provided housing, combined with limited funding sources and liability concerns unfortunately make the provision of employee housing a financially infeasible option for many agricultural operators. The City of Industry Funds, which is a major source of funding for affordable housing in the unincorporated areas, is not accessible to the three major areas in which farmworker housing is most likely to occur. In addition, HOME funds are in limited supply for the unincorporated areas. While there are limited State and Federal subsidies and other financial incentives to encourage the provision of farmworker housing, some of which can be used in conjunction with the Employee Housing Act, there are currently not enough resources available to make them accessible to employers in the unincorporated areas.

[7] Based on a survey sent to agricultural operators in the unincorporated areas in the summer of 2008 by DRP staff.
[8] Based on a review of case history of employee housing using the DRP's case tracking systems (C-TRACK and KIVA).

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

NEGATIVE DECLARATION

PROJECT NUMBER: R2008-01324
CASE NUMBER: RADV T2008-00008

1. DESCRIPTION: The proposed farmworker housing ordinance, which is a program of the Los Angeles County Housing Element, amends Title 22 of the Los Angeles County Code to bring the County's provisions for farmworker housing into compliance with the requirements of the Employee Housing Act (Sections 17000-17062.5 of the California Health and Safety Code).

2. LOCATION: Countywide

3. PROPONENT: Included as a program in the Los Angeles County Housing Element, which was adopted by the Board of Supervisors on August 5, 2008 and certified by the State Department of Housing and Community Development on November 6, 2008.

4. FINDINGS OF NO SIGNIFICANT IMPACTS: Based on the initial study, it has been determined that the project will not have a significant effect on the environment.

5. THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED:

   Department of Regional Planning
   320 West Temple Street
   Los Angeles, CA 90012

PREPARED BY: Anne Russett, Regional Planning Assistant II
Housing Section

DATE: April 22, 2009