



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 14, 2013

TO: A.C Bilbrew Library
150 E. El Segundo Blvd
Los Angeles, CA 90061

FROM: Travis Seawards, Regional Planner
Zoning Permits West Section

**SUBJECT: PUBLIC HEARING MATERIALS
PROJECT NO. R2013-00562 / CASE NO. RADV 201300002**

The Los Angeles County Regional Planning Commission will conduct a public hearing on September 25, 2013 to consider an ordinance amending the West Rancho Dominguez-Victoria Community Standards District (CSD) of Title 22 of the Los Angeles County Code (Planning and Zoning Ordinance). The amendment will define Commercial Horse Stables and provide standards and requirements for their development within the West Rancho Dominguez-Victoria CSD.

Attached is a copy of the public hearing notice, draft CSD amendment, and a Board of Supervisors motion dated January 15, 2013. Please make these materials available to the public upon request.

If you have any questions, please call me, Monday through Thursday, 7:30 am to 5:30 pm, at (213) 974-6462. The office is closed on Fridays.

DS:TSS:ER

Attachments

Draft Ordinance
Initial Study
Board Motion
Notice of Public Hearing

ORDINANCE No. Draft

An Ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to regulate commercial horse stables within the West Rancho Dominguez-Victoria Community Standards District.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.44.130 is hereby amended to read as follows:

Chapter 22.44.130 – WEST RANCHO DOMINGUEZ-VICTORIA COMMUNITY STANDARDS DISTRICT

...

C. Definitions. For the purpose of this Section the following terms shall have the meaning set forth herein:

- “Commercial Horse Stable” shall mean a facility used for the business of stabling horses, and that provides services related to the maintenance and care of the horses stabled at the facility.

C.D. Community-Wide Development Standards.

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2. Oil Well Properties...

3. Commercial Horse Stables. To ensure commercial horse stables are developed and used in a safe and orderly manner and are compatible with existing land use patterns, properties utilized for commercial horse stables and any other commercial use that incorporates horse stables shall be developed and used in accordance with the standards and requirements of this Section and any applicable standards and requirements set forth in Title 22.

a. Industrial Zone. Commercial horse stables shall only be permitted in industrial zones M-1 ½ or higher, subject to the following standards:

b. Site Plan. Prior to the development or improvement of a commercial horse stable, an approved Site Plan shall be obtained from the Director. In addition to any applicable standards and requirements set in Title 22, a site plan for a commercial horse stable shall depict the following areas:

i. Feed Storage Area. A feed storage area sufficient in size to accommodate feed for the facility and a clear path to and from the feed storage area.

ii. Manure Management Area. A manure management area with manure containers stored sufficiently away from the feed storage area and horse stalls.

iii. Tack Storage Area. A tack storage area with sufficient space for the storage and maintenance of riding tack at the facility;

iv. Water storage area. A water storage area for each horse stall. If water will be delivered to each individual horse stall, this shall be denoted on the site plan.

v. Wash Rack Area. A wash rack area sufficient in size to accommodate the facility.

c. Standards and Requirements. All projects that include commercial horse stables shall comply with the following standards:

i. Horse Stall Size and Construction. Each horse stall shall be a minimum of 12 feet in length by 12 feet in width by 12 feet in

height, and constructed in a workmanlike manner. All stalls shall consist of fire-resistant material typical of equine containment facilities. No more than one horse is permitted to be stabled in each stall.

ii. Horse Stall Access Area. A minimum 12-foot wide access area for each horse stall shall be provided, which shall be maintained clear and accessible at all times for the ingress and egress of horses. If the horse stall access area is sheltered, a minimum height of 12 feet shall be maintained.

iii. Horse Recreation Area. A minimum of one 50-foot diameter round pen and one 60-foot by 100-foot riding arena shall be provided for a facility not adjacent to a publicly designated riding area or equestrian trail. Additional horse recreation areas shall be provided as follows:

(1) For a facility with more than 25 horse stalls, a minimum of one 50-foot diameter round pen for every additional one to 25 horse stalls.

(2) For a facility with more than 50 horse stalls, a minimum of one 60-foot by 100-foot riding arena for every additional one to 50 horse stalls.

The provided horse recreation areas shall only be utilized by the horses stabled at the facility. Temporary uses within the horse

recreation area may be permitted with an approved Temporary Use Permit, as provided by Part 14 of Chapter 22.56.

iv. Fence or Wall Required. A perimeter fence or wall shall be provided around the subject property, with a minimum height of six feet and a maximum height of 10 feet. All fences or walls shall be of uniform height, constructed in workmanlike manner, and consist solely of new materials. No chain link fencing shall be permitted.

d. Parking. A minimum of one eight and a half-feet wide by 18 feet deep parking space and one nine feet wide by 44 feet deep pull through parking space shall be provided, plus adequate access thereto, for every four horse stalls at the facility. Parking areas should be developed in accordance with Part 11 of Chapter 22.52.

e. Facility Maintenance. The facility shall be neatly maintained and free of junk and salvage. All structures, arenas, rings, and fence or walls shall be maintained in good condition at all times.

f. Modifications. With the exception of parking requirements, any request for a variation from the standards set forth in this Section shall require a Conditional Use Permit, as provided in Part 1 of Chapter 22.56.

D. E. Zone Specific Standards.

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Environmental Checklist Form (Initial Study)
County of Los Angeles, Department of Regional Planning



Project title: “West Rancho Dominguez-Victoria Community Standards District Amendments / Project No. R2013-00562 / Permit No. RADV 201300002

Project location: The West Rancho Dominguez-Victoria Community Standards District (“CSD”), which is located in the unincorporated community of West Rancho Dominguez-Victoria, is located approximately nine miles south of downtown Los Angeles and is the area generally bounded by 120th Street to the north; Compton Avenue, Central Avenue, and Stanford Avenue to the east; Alondra Boulevard to the south; and Figueroa Street to the west.

APN: Various
Thomas Guide: Various
USGS Quad: Inglewood

Gross Acreage: 2,478 acres

Description of project: The proposed project would amend the West Rancho Dominguez-Victoria CSD by adding new development standards for the construction and operation of commercial horse stables in industrial zones within the CSD.

Title 22 is the Planning and Zoning Section of the Los Angeles County Code. CSD regulations supplement Title 22 zoning regulations. CSD’s are established as supplemental districts to provide a means of implementing special development standards contained in adopted neighborhood, community, area, specific and local coastal plans within the unincorporated areas of Los Angeles County, or to provide a means of addressing special problems which are unique to certain geographic areas within the unincorporated areas of Los Angeles County. The West Rancho Dominguez-Victoria CSD was established in 2000 to address potential incompatibilities associated with the close proximity of industrial and residential zoning and land use within the district, and to enhance the appearance of the District by setting forth development and building standards.

The proposed amendments to the West Rancho Dominguez-Victoria CSD will be applied to all industrial zones in the CSD and would set the following development standards:

Horse Shelter Standards	<ul style="list-style-type: none"> • Minimum size of each horse stall shall be 12’ by 12’. • Each stall shall open to an access area, at least 12’ wide and 12’ tall if applicable. • Each stall shall be a minimum of 12’ high. The minimum size for single horse shelters should be at least equal to that of a box stall (12’ by 12’). • All horse shelters shall be constructed in a workmanlike manner and shall consist of fire-
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	resistant materials typically utilized in the construction of animal containment facilities.
Horse Stable Development Standards	<ul style="list-style-type: none"> • Feed storage area is required and there shall be a clear path to and from the feed area that is maintained. The size of the food storage area will be based on the number of horses and the weekly amount of hay needed for feeding. • Manure management area is required and manure bins shall be stored away from horses and feed storage area. A waste management plan is required, and receptacle capacity and storage space requirements based on the number of horses and average waste generated. • Tack storage area is required and shall be based on the number of horses on site. • Water storage area is required, or proof that water is delivered to each individual stall. • One (1) pull through parking space (9' by 44') and one (1) regular parking space is required for each four (4) horses.
Horse Stable Recreation Standards	<ul style="list-style-type: none"> • A minimum of one (1) 60' by 100' riding arena is required for each 50 horses on site. • A minimum of one (1) 50' diameter riding ring is required for each 25 horses on site.

General plan designation: N/A.

Community/Area wide Plan designation: 1 (Low Density Residential), 3 (Medium Density Residential), and I (Major Industrial).

Zoning: M-1 (Light Manufacturing), M-1.5 (Restricted Heavy Manufacturing), and M-2 (Heavy Manufacturing)

Surrounding land uses and setting:

Location

The West Rancho Dominguez-Victoria CSD covers the unincorporated community of West Rancho Dominguez-Victoria, which is approximately 2,478 acres, and is located approximately eight (8) miles south of downtown Los Angeles.

Physical Features and Characteristics

The West Rancho Dominguez-Victoria community is a highly urbanized area with a significant portion of the community developed with heavy and light industrial uses. Approximately 895 acres are currently zoned for industrial uses, while 78 acres are zoned for commercial uses and 910 acres are zoned for residential uses. There are 121 acres devoted to park and open space uses. The major east-west thoroughfares in the community include El Segundo, Redondo Beach, and Compton Boulevards, as well as Rosecrans Avenue. Major north-south thoroughfares include Broadway, Main Street, San Pedro Street, and Avalon Boulevard. The U.S. Census Bureau estimates that in 2010 the population for West Rancho Dominguez-Victoria was

approximately 5,669 residents, and over 90 percent of the population identified as Hispanic/Latino or African American.

Surrounding Area

The communities surrounding West Rancho Dominguez-Victoria Existing are similarly urbanized and include:

- City of Los Angeles to the north;
- City of Compton and the unincorporated communities of Willowbrook and East Rancho Dominguez to the east;;
- City Carson to the south; and
- Cities of Gardena and Los Angeles to the west.

Major projects in the area:

Project/Case No.	Description and Status
R2012-00229 / CUP 201200021	Adult residential facility with 44 units. Status is pending.
R2012-02219 / CUP 201200126	Outdoor storage facility. Status is pending.
R2012-00880 / CUP 201200060	Expansion of a solid waste facility. Status is pending

Reviewing Agencies: [See CEQA Appendix B to help determine which agencies should review your project]

Responsible Agencies

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

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
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Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
- Native American Heritage Commission

Trustee Agencies

- None
- State Dept. of Fish and Game
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- DPW:
 - (delete those that don't apply)
 - Land Development Division (Grading & Drainage)
 - Geotechnical & Materials Engineering Division
 - Watershed Management Division (NPDES)
 - Traffic and Lighting Division
 - Environmental Programs Division
 - Waterworks Division

- Fire Department
 - (delete those that don't apply)
 - Forestry, Environmental Division
 - Planning Division
- Public Health: Environmental Hygiene (Noise)
- Sheriff Department
- Parks and Recreation

Public agency approvals which may be required:

Public Agency

County of Los Angeles

Approval Required

Zoning ordinance amendment

Lead agency name and address:

County of Los Angeles
 Department of Regional Planning
 320 West Temple Street 13th Floor
 Los Angeles, CA 90012

Project sponsor's name and address:

Contact person and phone number: Travis Seawards, (213) 974-6462

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

IMPACT ANALYSIS SUMMARY MATRIX		No Impact				<i>Potential Concern</i>
		Less than Significant Impact				
		Less than Significant Impact w/ Project Mitigation				
		Potentially Significant Impact				
Environmental Factor	Pg.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1. Aesthetics		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Agriculture/Forest		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Air Quality		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Biological Resources		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Cultural Resources		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Energy		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Geology/Soils		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Greenhouse Gas Emissions		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9. Hazards/Hazardous Materials		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Hydrology/Water Quality		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11. Land Use/Planning		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12. Mineral Resources		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13. Noise		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
14. Population/Housing		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
15. Public Services		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
16. Recreation		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
17. Transportation/Traffic		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
18. Utilities/Services		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
19. Mandatory Findings of Significance		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Signature

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect on a scenic vista, including County-designated scenic resources areas (scenic highways as shown on the Scenic Highway Element, scenic corridors, scenic hillsides, and scenic ridgelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be visible from or obstruct views from a regional riding or hiking trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, historic buildings, or undeveloped or undisturbed areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project would amend the West Rancho Dominguez-Victoria CSD by adding new development standards for the construction and operation of commercial horse stables in industrial zones within the CSD.

The West Rancho Dominguez-Victoria CSD does not contain any County- or State-designated scenic resources, corridors, hillsides, or ridgelines. The CSD is also not located near any regional riding or hiking trail, and does not contain scenic trees outside of park areas, rock outcroppings, historic buildings or undeveloped and undisturbed areas. Therefore the proposed project would not impact any of these scenic resources.

The proposed development standards for commercial horse stables would apply to all industrial zones in the CSD. Currently, the only development standards in place for projects in industrial zones include provisions for outside storage and standards for signage and parking. The proposed development standards will ensure that all future commercial horse stables are constructed in a workmanlike manner and are maintained in a neat and orderly fashion. The proposed project would include specific standards such as minimum stall size requirements, required feed and manure management areas, and a minimum amount of required recreational amenities. As such, the potential for unsightly commercial horse stables will be

significantly reduced by these new standards and would not result in a significant impact to the surrounding community.

None of the proposed development standards would result in changes to the scale, bulk, or height of structures that are allowed in industrial zones, nor are there any new requirements for lighting or reflectivity for commercial horse stables. Therefore, the proposed project is not expected to substantially degrade the existing visual character of the surrounding area, or create a new source of shadow, light, or glare. As such, impacts are expected to be less than significant.

2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)) or timberland zoned Timberland Production (as defined in Public Resources Code § 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project would amend the West Rancho Dominguez-Victoria CSD by adding new development standards for the construction and operation of commercial horse stables in industrial zones within the CSD. The proposed project would not include any standards applicable to agricultural land or resources and would not directly induce any new development within the West Rancho Dominguez-Victoria community.

Agricultural land is identified by the California Department of Conservation through the Farmland Mapping and Monitoring Program (FMMP), which produces maps and statistical data that are used for analyzing impacts on California's agricultural resources. Per the FMMP¹, there is no agricultural land in the West Rancho Dominguez-Victoria CSD. Therefore, there would be no impacts to agricultural land as a result of implementation of the proposed project.

Agricultural Opportunity Areas (AOA's) are a County-level identification tool that identifies areas where

¹ GIS-NET, "Farmland" layer, accessed 2/6/2013.

commercial agriculture is taking place and/or is believed to have a future potential based on the presence of prime agricultural soils, compatible adjacent land uses, and existing County land use policy. There are also no AOA's located in the West Rancho Dominguez-Victoria CSD.² Therefore, there would be no impacts to AOA's as a result of implementation of the proposed project.

The only Williamson Act contract lands in the County are located on Catalina Island and held by the Catalina Island Conservancy as set asides for open space and recreational purposes. As such, there are no agricultural Williamson Act contracts in the West Rancho Dominguez-Victoria CSD. Therefore, there would be no impact to Williamson Act contract lands as a result of implementation of the proposed project.

California Public Resources Code section 12220(g) defines forest land as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." California Public Resources Code section 4526 defines timberland as land, other than land owned by the federal government and land designated by the State Board of Forestry and Fire Protection as experimental forest land that is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees. California Public Resources Code section 51104(g) defines "Timberland production zones" or "TPZ" as an area which has been zoned and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses. There is no land in the West Rancho Dominguez-Victoria CSD that qualifies as forest land, timberland, or a timberland production zone.³ Therefore, there would be no impact to forest land, timberland, or timberland production zones from the implementation of the proposed project. Accordingly, the proposed project would not result in any potentially significant impact related to agricultural resources.

² GIS-NET, "Farmland" layer, accessed 2/6/2013.

³ GIS-NET, "National Forest" layer, accessed 2/6/2013.

3. AIR QUALITY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with or obstruct implementation of applicable air quality plans of the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any applicable federal or state air quality standard or contribute substantially to an existing or projected air quality violation (i.e. exceed the State's criteria for regional significance which is 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exceed a South Coast AQMD or Antelope Valley AQMD CEQA significance threshold?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Otherwise 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors (e.g., schools, hospitals, parks) to substantial pollutant concentrations due to location near a freeway or heavy industrial use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project would amend the West Rancho Dominguez-Victoria CSD by adding new development standards for the construction and operation of commercial horse stables in industrial zones within the CSD. The proposed project would not directly induce any new development within the community.

The West Rancho Dominguez-Victoria CSD is located in the South Coast Air Quality Management District (SCAQMD), which is responsible for monitoring air quality as well as planning, implementing, and enforcing programs designed to attain and maintain state and federal ambient air quality standards in the region.

The proposed amendments to the West Rancho Dominguez-Victoria CSD would not conflict with or obstruct implementation of the air quality management plan of the SCAQMD because the amended CSD and proposed development standards are not expected to induce new development. Additionally, no properties are being re-zoned to allow for new development or the intensification of uses on parcels. Instead, the amendments would provide specific development standards designed to guide future development of any new commercial horse stables that may be built in industrial zones in the CSD area.

Because the proposed amendments to the CSD do not re-zone parcels to allow for more intense uses, and because the new development standards are not expected to induce new development, the amendments would not result in a change to the physical environment that would result in an increase in automobile use and thus air pollutants in the CSD area. Additionally, the amendments would not result in the development of any uses, including industrial facilities, which would emit non-attainment or criteria pollutants into the atmosphere. As such, the proposed amendments to the CSD would not violate any applicable federal or state air quality standard or substantially contribute to an existing air quality violation, exceed any South Coast AQMD threshold, or otherwise result in a cumulatively considerable net increase of any criteria pollutant. However, it should be noted that the region is currently in non-attainment for several criteria pollutants. Therefore, implementation of the proposed project would result in less than significant impacts related to federal and state air quality standards.

Sensitive receptors are uses such as playgrounds, schools, senior citizen centers, hospitals or other uses that are more susceptible to poor air quality. AQMD Rule 402, which states “A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.”

The proposed amendments to the West Rancho Dominguez-Victoria CSD would establish new development standards for commercial horse stables in industrial zones. Commercial horse stables are not uses that produce significant pollutants, such as industrial uses that are allowed in industrial zones. Also, the new development standards would not modify existing regulations in such a way that new development would be induced in the area. Thus, there would be no expected increase in automobile trips or new construction that would increase pollutant concentrations. Further, because the proposed project would not rezone any parcels within the community, there would be no new development on land in proximity to any sensitive receptors in the community. Therefore the proposed project is not expected to increase exposure of sensitive receptors to substantial pollutant concentrations. Impacts would be less than significant.

Commercial horse stables are uses that can potentially create objectionable odors. For example, horse stables that do not adequately manage manure disposal and food storage on site can be sources of objectionable odors. However, because the proposed project would not induce development of any new commercial horse stables, the proposed project would not result in any scenario that would generate any new or substantial source of objectionable odors. The amendments to the CSD include new standards to address manure management, food storage, water storage and, and the general care of horses and therefore will reduce the potential impact of objectionable odors from commercial horse stables. Impacts would be less than significant.

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (DFG) or U.S. Fish and Wildlife Service (USFWS)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Have a substantial adverse effect on sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, and regulations, or by the DFG or USFWS? These communities include Significant Ecological Areas (SEAs) identified in the General Plan, SEA Buffer Areas, and Sensitive Environmental Resource Areas (SERAs) identified in the Coastal Zone Plan.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Have a substantial adverse effect on federally protected wetlands (including marshes, vernal pools, and coastal wetlands) or waters of the United States, as defined by § 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Convert oak woodlands (as defined by the State, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inches in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, etc.)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36) and the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16)?

g) Conflict with the provisions of an adopted State, regional, or local habitat conservation plan?

The proposed project would amend the West Rancho Dominguez-Victoria CSD by adding new development standards for the construction and operation of commercial horse stables in industrial zones within the CSD. The proposed project would not rezone any parcels or in any way induce new development to occur within the community.

Biological resources are identified and protected through various federal, state, regional, and local laws and ordinances. The federal Endangered Species Act and the California Endangered Species Act (CESA) state that animals and plants that are threatened with extinction or are in a significant decline will be protected and preserved. The State Department of Fish and Game (now Fish and Wildlife) created the California Natural Diversity Database (CNDDDB), which is a program that inventories the status and locations of rare plants and animals in California. The County's primary mechanisms to conserve biological diversity are identification tools and planning overlays called Significant Ecological Areas (SEA) in most of the unincorporated county and Sensitive Environmental Resource Areas (SERA) applicable to the coastal zone segment within the unincorporated Santa Monica Mountains. SEAs and SERAs identify ecologically important land and water systems that are valuable as plant and/or animal communities, often integral to the preservation of threatened or endangered species, and conservation of biological diversity in the County. These areas also include nearly all of the wildlife corridors in the County, as well as oak woodlands and other unique and/or native trees.

The West Rancho Dominguez-Victoria CSD area does not contain any known sensitive or endangered species as identified by the State's Fish and Wildlife Department or the U.S. Fish and Wildlife Service.⁴ Furthermore, there are no identified SEAs, SERAs or other sensitive natural communities in the CSD area. Therefore, no impacts to biological resources would result from implementation of the proposed project.

Section 404 of the Clean Water Act defines wetlands as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas." There are no wetlands in the West Rancho Dominguez-Victoria CSD as defined by the Clean Water Impact, and because the proposed project would not induce any new development within the community, there would be no impacts to wetland resources.⁵ The CSD area is urbanized and does not contain oak woodlands or other unique native tree resources. The CSD also does not contain any migratory or wildlife corridors, wildflower reserve areas, or any land that is covered by a state, regional, or local habitat conservation plan.⁶ Further, the proposed project would not induce any new development within the community. Therefore, no impacts from the proposed project upon these biological resources would occur.

⁴ GIS-NET, "Airport Influence Area" layer, accessed 2/6/2013.

⁵ GIS-NET, "Land and Water Features" layer, accessed 2/7/13.

⁶ GIS-NET, "Environmental Resources" layer, accessed 2/7/13.

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project would amend the West Rancho Dominguez-Victoria CSD by adding new development standards for the construction and operation of commercial horse stables in industrial zones within the CSD.

The County of Los Angeles does not have a mechanism to designate and protect historic resources. Historic buildings and locations are designated by the State of California or the federal government. At present, there are no historical resources that are located in the West Rancho Dominguez-Victoria CSD.⁷ As the proposed amendments do not include any provisions that would result in an increase in development in the area or provisions that would change the status of an historic resource, the proposed amendments are not expected to impact historic resources in the CSD area. Therefore, no impacts from the proposed project would occur.

The West Rancho Dominguez-Victoria CSD area is heavily urbanized and there are no known significant archeological, paleontological, or geological resources in the area, nor are there any known formal or informal cemeteries.⁸ As noted, the proposed amendments do not modify existing regulations such that they would induce new development beyond what is already allowed in the community. Therefore, no archaeological, paleontological or geological resource or human remains would be disturbed or adversely affected by the proposed project. As such, the proposed amendments to the West Rancho-Dominguez-Victoria CSD would not cause a substantial adverse change to archaeological, paleontological or geological resources pursuant to CEQA Guidelines and no impacts would occur.

⁷ Los Angeles County General Plan

⁸ Los Angeles County General Plan

6. ENERGY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Comply with Los Angeles County Green Building Standards?(L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project would amend the West Rancho Dominguez-Victoria CSD by adding new development standards for the construction and operation of commercial horse stables in industrial zones within the CSD.

The County's Green Building Program was established in 2008 and created green building development standards for new projects with the intent of conserving water; energy, and other natural resources as well as diverting waste from landfills, minimizing impacts to existing infrastructure, and promoting a healthier environment. All new development in the County must comply with Green Building Standards, as applicable.

The proposed amendments to the West Rancho Dominguez-Victoria CSD do not include any provisions that would modify the Los Angeles County Green Building Standards or involve the inefficient use of energy resources. All future development will continue to be required to comply with all applicable Los Angeles County Green Building Standards (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440). Therefore, the proposed project would not result in projects not complying with the Los Angeles County Green Building Standards; no impacts would occur.

Per Appendix F of CEQA guidelines, the goal of conserving energy implies decreasing overall per capita energy consumption, decreasing reliance on fossil fuels such as coal, natural gas and oil, and increasing reliance on renewable energy sources. The County's Green Building Program serves to meet these goals. The Green Building Program includes Green-Building Standards, Low-Impact Development standards, and Drought Tolerant Landscaping requirements. In addition, on January 2011, the State of California adopted the CALGreen Building Code with mandatory measures that establish a minimum for green construction practices. As the proposed project would not prevent proposed development projects from complying with these standards, impacts would be less than significant.

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Be located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone, and expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the Hillside Management Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Ordinance (L.A. County Code, Title 22, § 22.56.215) or
hillside design standards in the County General Plan
Conservation and Open Space Element?**

The proposed project would amend the West Rancho Dominguez-Victoria CSD by adding new development standards for the construction and operation of commercial horse stables in industrial zones within the CSD.

Southern California is susceptible to potential seismic hazards due to the existence of numerous faults throughout the region. This presents overall risks for damages to new and existing buildings as well as infrastructure. The Alquist-Priolo Earthquake Fault Zoning Act of 1972 prohibits the location of most structures for human occupancy across the traces of active faults, and lessens the impacts of fault rupture. The Seismic Hazards Mapping Act requires the California Geological Survey to prepare Seismic Hazard Zone Maps that show areas where earthquake induced liquefaction or landslides have historically occurred, or where there is a high potential for such occurrences. Liquefaction is a process by which water saturated granular soils transform from a solid to a liquid state during strong ground shaking. A landslide is a general term for a falling, sliding or flowing mass of soil, rocks, water and debris. The County General Plan also prohibits new developments, as defined by the Alquist-Priolo Act, within fault traces until a comprehensive geological study has been completed.

Based on these mapping requirements, seismic hazards have been identified in the West Rancho Dominguez-Victoria CSD area. A known fault trace (Newport-Inglewood-Rose Canyon) bisects the area running from the northwest to the southeast, and is surrounded by a seismic zone.⁹ Additionally, small portions on the eastern side of the CSD area contain pockets of identified liquefaction areas. There are no known landslide areas within the CSD area.

The proposed amendments to the CSD would not rezone any parcels or ease existing development regulation and therefore would not induce new development to occur. Further, the proposed project would not change or prevent future development from being required to comply with all applicable seismic building standards. As such, even though portions of the CSD area are subject to seismic related hazards, the proposed amendments to the CSD would not induce any unanticipated development to occur exposing people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, and liquefaction, and impacts would be less than significant. Because there are no designated landslide areas, no impact would occur related to this hazard.

The CSD area is heavily urbanized. As noted, the proposed amendments to the CSD would not rezone any parcels and would not induce new development to occur. Further, the proposed project does not include new provisions that would preclude any future development project from being required to comply with all applicable construction best management practices related to soil erosion and the loss of top soil. As the proposed amendments to the CSD are not expected to result in substantial soil erosion or the loss of topsoil, the impacts would be less than significant.

There are no known lateral spreading or subsidence zones, or expansive soils in the CSD area; however, all future commercial horse stables will continue to be required to comply with all applicable construction techniques and building regulations including soil re-compaction, adherence to all relevant building codes, the preparation of any necessary geotechnical reports, and the procurement of any necessary permits to ensure the integrity of the future structures in order to minimize the exposure of people or structures to

⁹ GIS-NET, "Fault Trace" layer, accessed 2/7/13.

potential significant impacts related to seismic hazards, soil instability, or expansive soils. Therefore, impacts are expected to be less than significant.

The West Rancho Dominguez-Victoria CSD area is heavily urbanized, and the community is connected to public sewer systems; septic systems would not be utilized for any project within the CSD area. Therefore, the proposed project would not result in impacts related to septic tanks or other alternative waste water disposal systems.

Hillside Management Areas are identified by the County as areas that have a slope of 25 percent or greater. There are no designated Hillside Management Areas located in the CSD area. Therefore, no impacts from the proposed project on these resources would occur.

8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Generate greenhouse gas (GhG) emissions, either directly or indirectly, that may have a significant impact on the environment (i.e., on global climate change)? Normally, the significance of the impacts of a project's GhG emissions should be evaluated as a cumulative impact rather than a project-specific impact.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases including regulations implementing AB 32 of 2006, General Plan policies and implementing actions for GhG emission reduction, and the Los Angeles Regional Climate Action Plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project would amend the West Rancho Dominguez-Victoria CSD by adding new development standards for the construction and operation of commercial horse stables in industrial zones within the CSD.

The proposed amendments would not re-zone properties or lessen development regulations in a way that would induce new development in the area. As such, it is not expected that activities that cause an increase in greenhouse gas emissions, such as new construction or increased automobile trips, will increase due to the proposed amendments. Furthermore, the amendments to the CSD do not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GhG including regulations implementing AB 32 of 2006, General Plan policies and implementing actions for GhG emission reduction, and the Los Angeles Regional Climate Action Plan. Therefore, the amendments to the West Rancho Dominguez-Victoria CSD would not generate any GhG emissions or conflict with any applicable GhG plan or policy, and impacts related to greenhouse gases are expected to be less than significant.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials or use of pressurized tanks on-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 500 feet of sensitive land uses (e.g., homes, schools, hospitals)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| i) in a Very High Fire Hazard Severity Zone (Zone 4)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) in a high fire hazard area with inadequate access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) in an area with inadequate water and pressure to meet fire flow hazards? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) in proximity to land uses that have the potential for dangerous fire hazard (such as refineries, flammables, and explosives manufacturing)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The proposed project would amend to the West Rancho Dominguez-Victoria CSD by adding new development standards for the construction and operation of commercial horse stables in industrial zones within the CSD.

Hazardous materials are generally defined as any material that because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or future hazard to human health and safety or to the environment, if released into the workplace or the environment (Health and Safety Code (H&SC), §25501(o)). The California Department of Toxic Substances (DTSC) is responsible for classifying hazardous materials in the state of California. Hazardous materials are commonly stored and used by a variety of businesses and are commonly encountered during construction activities.

The proposed amendments to the CSD are focused on new development standards for commercial horse stables in industrial zones. These proposed amendments do not lessen development regulations or re-zone properties; therefore, an increase in development activities is not expected as a result of these amendments. Furthermore, the amendments to the CSD will not address, change, or replace any existing regulations related to the transport, storage, or production of hazardous materials. Therefore the proposed amendments to the CSD are not expected to significantly increase the use and presence of hazards or hazardous materials in the CSD area beyond current levels, and impacts related to the routine use or transport of hazards or hazardous materials is expected to be less than significant.

As regulations related to hazardous materials are not addressed in the proposed CSD amendments, businesses, including commercial horse stables, are allowed to use or store hazardous materials in the course of normal operations as allowed by existing County regulations. Commercial horse stables are not businesses that are known to use significant amounts of hazardous materials. Stables and horses do produce animal waste that must be properly maintained, and one of the proposed amendments requires adequate and well-maintained manure management storage areas for each commercial horse stable. As the proposed amendments to the CSD are confined to industrial zones and are not expected to induce any new development that was not already planned for within the area, the proposed project is not expected to create

a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment, or emit hazardous or acutely hazardous materials within 500 feet of sensitive land uses. Therefore, impacts are expected to be less than significant.

DTSC oversees the cleanup of disposal and industrial sites that have resulted in contamination of soil and groundwater. In close cooperation with the United States Environmental Protection Agency, DTSC administers both state and federal hazardous waste programs including the Resource Conservation and Recovery Act (RCRA) the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, 42 U.S.C. § 9601–9675), the Toxic Substances Control Act (TSCA) and a number of other State and Federal bodies of law dealing with hazardous materials and the environment. The Envirostar database lists properties regulated by DTSC where extensive investigation and/or cleanup actions are planned or have been completed at permitted facilities and clean-up sites. There are numerous sites in the West Rancho Dominguez-Victoria CSD area that have been identified as being a known hazardous materials site pursuant to Government Code § 65962.5 and the DTSC Envirostar database.¹⁰ Per County requirements, the issues on these sites must be remediated and remedied before new development is allowed to occur. Therefore, because the proposed project would not preclude any new development on these sites from remediating on-site hazards prior to development, the proposed project is not expected to result in significant hazard to the public and environment and impacts would be less than significant.

There is no adopted airport land use plan or private airstrip in the West Rancho Dominguez-Victoria CSD area.¹¹ However, the Compton/Woodley Airport, a general aviation, public use airport, is located approximately 0.5 miles to the east of the CSD area in the City of Compton, though the airport influence area does not extend into the West Rancho Dominguez-Victoria community.¹² As noted, the proposed project would not induce any new development within the CSD area and as such would not contribute to locating new residents or workers in an area with potential safety hazards due to proximity to the airport. Therefore, the proposed amendments to the CSD would not result in a safety hazard for people residing or working in the project area and impacts would be less than significant.

Because the proposed amendments to the CSD would not re-zone any parcels and new development is not expected to be induced by the amendments, the proposed project would not result in any development that has not been planned for by local emergency responders. However, certain amendments to the CSD are focused on providing adequate emergency access to a commercial horse stable by requiring adequate stall size and access ways near stables, and by requiring adequate parking areas for each stable. As such, the proposed project would not impair the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. Therefore, impacts would be less than significant.

The West Rancho Dominguez-Victoria CSD is not located in a Very High Fire Hazard Severity Zone.¹³ In addition, all projects are required to have adequate fire flow and water pressure or upgrade the system to meet the required County Fire Department standards. Because the proposed amendments to the CSD are also not expected to induce additional growth in the CSD area, the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving fires in high fire hazard areas.

The proposed CSD amendments will impose new development standards for commercial horse stables in industrial zones, and industrial uses are considered to pose an increased fire hazard as compared to other uses. In addition, there are several sites in the CSD area that are developed with heavy industrial uses that

¹⁰ California Department of Toxic Substances Control Envirostar Database, accessed 2/6/13.

¹¹ GIS-NET, "Airport Influence Area" layer, accessed 2/6/2013.

¹² GIS-NET, "Airport Influence Area" layer, accessed 2/21/2013.

¹³ GIS-NET, "Very High Fire Hazard Severity Zone" layer, accessed 2/6/2013.

are considered highly flammable, such as oil extraction or refining facilities. However, the proposed amendments to the CSD do not lessen existing development regulations, do not change regulations as required by the Fire Code, and no properties are being re-zoned to allow for more industrial uses. As such, it is not expected that the proposed changes to the CSD will induce new development and no new risks to people or structures will be created from implementation of the proposed project. Therefore, impacts are expected to be less than significant.

10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Use septic tanks or other private sewage disposal systems in areas with known septic tank limitations or in close proximity to a drainage course? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, or within a floodway or floodplain? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The proposed project would amend the West Rancho Dominguez-Victoria CSD by adding new development standards for the construction and operation of commercial horse stables in industrial zones within the CSD.

The proposed amendments to the CSD are focused on new development standards for commercial horse stables in industrial zones. These proposed amendments do not lessen development regulations or re-zone properties and therefore an increase in development activities is not expected as a result of these amendments. All future development that would occur after implementation of the proposed project would continue to be required to comply with the water quality requirements in the Basin Plan prepared by the Los Angeles Regional Water Quality Control Board. Additionally, all future development would be required to comply with the requirements of the National Pollutant Discharge Elimination System (NPDES), under which Los Angeles County is a permittee. These water quality regulations are designed to minimize the impact of point and non-point sources of pollution sources that emanate from development. Point sources of pollutants are singular locations at which pollutants are emitted into a water resource and non-point sources are uses where pollutants are emitted across a broad area and eventually make their way into a water body.

Wastewater will be discharged from future projects throughout the CSD area through the municipal sewer system. For any future project that connects to this system, the project will be required to comply with the County's NPDES permit. In addition, potentially polluted runoff, such as animal waste, will be further regulated by the proposed amendments. All commercial horse stables are required to have an adequate waste removal plan and an adequate manure management area; thus, the regulations would reduce non-point pollutants to the maximum extent possible. Therefore, potential impacts resulting from the proposed project on water quality or waste discharge requirements would be less than significant.

The proposed amendments include development standards applicable to the development of commercial horse stables and therefore are not expected to increase the use of ground water or impermeable surfaces in a manner that would affect groundwater recharge. The standards will apply to industrial zones in the West Rancho Dominguez-Victoria CSD area, which is heavily urbanized and built out. The amendments do not lessen development regulations and additional development is not expected to occur because of the proposed project. Therefore, because the project is not expected to substantially deplete groundwater supplies or interfere with groundwater recharge, impacts would be less than significant.

As previously stated, the West Rancho Dominguez-Victoria CSD area is heavily urbanized and there are no identified blueline streams in the area, though the channelized Compton Creek does traverse a small portion on the eastern extent of the CSD area. The proposed amendments do not lessen development regulations and are not expected to induce increased development of commercial horse stables in the area. Therefore, the proposed amendments would not result in the alteration of existing drainage patterns or the alteration of streams, rivers, or any other waterway, and there are no proposed changes to the existing regulations for these issues. Substantial erosion or siltation, or the substantial increase in the rate of surface runoff that would result in flooding is not expected to increase from the project, and impacts would be less than significant.

The proposed project would not rezone any parcels in the West Rancho Dominguez-Victoria CSD area, and therefore, would not result in any new development that cannot be accommodated by existing infrastructure. Additionally, the proposed project is not expected to increase runoff to an extent that would exceed the capacity of existing or planned stormwater drainage systems. Therefore impacts would be less than significant.

The amended West Rancho Dominguez-Victoria CSD would not conflict with future projects' requirements to comply with all applicable NPDES requirements. The amendments are also not expected to induce development and increase construction activities; therefore, the project will not generate post-construction runoff and impacts would be less than significant.

The amendments to the CSD would not conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52). LID provisions are not amended or revised with the proposed project nor would the proposed project preclude future developments from complying with the County Low Impact Development Ordinance. Therefore no impacts would occur.

Areas of Special Biological Significance (ASBS) are designated by the State Water Resources Control Board. In Los Angeles County, ASBSs exist in the ocean waters along the coast of the City of Malibu and around Santa Catalina Island.¹⁴ Though the West Rancho Dominguez-Victoria CSD is located inland, runoff that empties into the Compton Creek could potentially affect ASBSs as the runoff water from the creek eventually meets the Los Angeles River and empties into the Pacific Ocean. However, because there are no identified ASBSs near the mouth of the Los Angeles River, there would be no impacts to ASBS as a result

¹⁴ California State Water Resources Control Board, California's Areas of Special Biological Significance, website: http://www.waterboards.ca.gov/water_issues/programs/ocean/asbs_map.shtml, map, accessed 2/13/2013.

of the proposed project.

The CSD area is heavily urbanized and is served by a public sewer system. The proposed project would not change any of the existing development regulations in such a manner that would result in new development or the use of any on-site wastewater treatment systems (OWTS). Therefore there would be no impacts related to the use of septic tanks or OWTS in areas with known septic tank limitations or in close proximity to a drainage course.

The Federal Emergency Management Agency (FEMA) prepares hydrological studies throughout the country, called Flood Insurance Studies, in order to identify areas that are prone to flooding. From the results of these studies, FEMA prepares Flood Insurance Rate Maps (FIRMs) that are designed to geographically depict the location of areas prone to flooding for purposes of determining risk assessment for flood insurance. An area that has been designated a 100-year flood plain is considered likely to flood under the 100-year storm event. None of the CSD area is located in a FEMA Flood Zone,¹⁵ and the proposed project does not propose the construction of housing or amend regulations that would result in new housing. Further, there are no dam inundation areas, areas subject to inundation by seiche, tsunami, or mudflows, or areas subject to potential landslide in the CSD area.¹⁶ Therefore, no impacts from the proposed project on these hazards would occur.

¹⁵ GIS-NET, "FEMA Flood Zone" layer, accessed 2/8/13.

¹⁶ GIS-NET, ""Dam Inundation" layer and "Tsunami Inundation Zone" layer, accessed 2/8/13.

11. LAND USE AND PLANNING

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be inconsistent with the plan designations of the subject property? Applicable plans include: the County General Plan, County specific plans, County local coastal plans, County area plans, County community/neighborhood plans, or Community Standards Districts.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be inconsistent with the zoning designation of the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Conflict with Hillside Management Criteria, SEA Conformance Criteria, or other applicable land use criteria?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project would amend the West Rancho Dominguez-Victoria CSD by adding new development standards for the construction and operation of commercial horse stables in industrial zones within the CSD.

The proposed amendments to the CSD only address development standards for commercial horse stables. There no additional amendments or new development regulations for other types of development, and no properties are being re-zoned. As such, the amendments to the CSD would not result in the development of any specific project that would physically divide an established community, like the construction of a highway or rail line. Also, because the proposed project would only amend existing development standards within the West Rancho Dominguez-Victoria CSD, the proposed project would not include any changes to existing plan designations or zoning designations contained in the Los Angeles County General Plan and or Title 22 of the County Code, Planning and Zoning. Thus, the proposed project would not result in land use designations inconsistent with the General Plan or zones inconsistent with existing zones. Finally, there are no Hillside Management Areas or SEAs in the project area.¹⁷ Therefore, no impacts related to land use and planning are expected from the proposed project.

¹⁷ GIS-NET, "Slope" layer, accessed 2/8/13.

12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project would amend the West Rancho Dominguez-Victoria CSD by adding new development standards for the construction and operation of commercial horse stables in industrial zones within the CSD.

The County depends on the State of California's Geological Survey (State Department of Conservation, Division of Mines and Geology) to identify deposits of regionally-significant aggregate and mineral resources. These clusters or belts of mineral deposits are designated as Mineral Resources Zones (MRZ-2s). According to the General Plan for Los Angeles County, there are no known mineral resources located in the West Rancho Dominguez-Victoria CSD area.¹⁸ Additionally, according to the California State Department of Conservation, Division of Mines and Geology, there are no known aggregate resource areas in the CSD area.¹⁹ Therefore, the adoption of the amendments to the West Rancho Dominguez-Victoria CSD will not result in the loss of availability of a known mineral resource or mineral resource of local importance that would be of value to the region and the residents of the State as delineated on a local general plan, specific plan, or other land use plan. No impacts would occur.

¹⁸ GIS-NET, "Special Management Areas" layer, accessed 2/11/2013.

¹⁹ California Department of Conservation, California Geological Survey, Aggregate Availability in California, map, website: http://www.conservation.ca.gov/cgs/information/publications/ms/Documents/MS_52_map.pdf, accessed 6/13/2012.

13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in:				
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County Noise Ordinance (Los Angeles County Code, Title 12, Chapter 12.08) or the General Plan Noise Element?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of sensitive receptors (e.g., schools, hospitals, senior citizen facilities) to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project would amend the West Rancho Dominguez-Victoria CSD by adding new development standards for the construction and operation of commercial horse stables in industrial zones within the CSD.

The amendments to the CSD do not rezone any parcels or amend existing development regulations, and as a result the project is not expected to induce any new development. There are many areas in the CSD that are currently zoned for industrial uses, which can generate a significant amount of noise. The amendments to the CSD would regulate commercial horse stables developed within industrial zones. Like other industrial

uses, commercial horse stables can produce noise as well. However, the amendments to the CSD do not preclude all future developments from complying with all applicable provisions of Title 12 of the Los Angeles County Code or the General Plan Noise Element. Therefore impacts are expected to be less than significant.

Sensitive receptors are generally defined as uses like playgrounds, schools, senior citizen centers, or hospitals that are more susceptible to impactful noise levels. Commercial horse stables will be developed only in industrial areas and may expose sensitive receptors to excessive noise levels if an industrial parcel is located in proximity to a parcel developed with an existing sensitive receptor. However, the amendments only address development standards and do not re-zone properties or lessen development regulation such that induced growth of commercial horse stables or other uses is expected. Therefore, the CSD amendments would not expose sensitive receptors (e.g., schools, hospitals, senior citizen facilities) to excessive noise levels. Further, while the proposed amendments would address the provision of adequate parking on-site for a proposed commercial horse stable, they are not expected to significantly change the amount of parking required to be provided on-site. Thus, there would not be a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas, and impacts are expected to be less than significant. Additionally, the proposed amendments do not address the use of amplified sound systems, thus the proposed project would have not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems. No impacts would occur.

There is no adopted airport land use plan in the CSD area or known private airstrip²⁰. There is one public airport (Compton-Woodley) located in the City of Compton to the east of the CSD area; however, the noise contour levels do not reach into the CSD area. Thus, because the proposed CSD amendments would not rezone any parcels or induce development that is not already anticipated to occur and because none of the noise contours extend into the CSD area, they are not expected to expose people residing or working in the project area to excessive noise levels from airports and impacts are less than significant.

²⁰ GIS-NET, "Airport Influence Area" layer, accessed 2/12/2013.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace existing housing, especially affordable housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project would amend the West Rancho Dominguez-Victoria CSD by adding new development standards for the construction and operation of commercial horse stables industrial zones within the CSD.

Typical local thresholds of significance for housing and population growth include effects that would induce substantial growth or concentration of a population beyond a city's or county's projections; alter the location, distribution, density, or growth rate of the population beyond that projected in the city or county general plan housing element; result in a substantial increase in demand for additional housing, or create a development that significantly reduces the ability of the county to meet housing objectives set forth in the city or county general plan housing element.

The proposed project does not propose changes to land use designations or zoning, existing housing or housing regulations, does not directly propose new housing or businesses, and does not propose new infrastructure that could induce housing, such as roads. The proposed amendments are also not applicable to residential or commercial zones, which allow housing. Therefore the proposed project would not induce population growth in the area, cause a cumulative increase in population projections, displace existing housing and affordable housing, or displace a substantial number of people. No impacts would occur.

15. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheriff protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Libraries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project would amend the West Rancho Dominguez-Victoria CSD by adding new development standards for the construction and operation of commercial horse stables in industrial zones within the CSD.

Fire suppression services in unincorporated Los Angeles County are provided by the Los Angeles County Fire Department (LAFD), which has 22 battalions providing services to the whole of the unincorporated County. Development in the unincorporated areas must comply with the requirements of the Fire Code (Title 32), which provides design standards for all development in the unincorporated County, including for commercial horse stables. Development must also comply with standards for response times between fire stations and the project site. These times are: 5 minutes or less for projects in urban areas, 8 minutes or less for projects in suburban areas, and 12 minutes or less for projects in rural areas. Because the proposed project would not rezone any parcels, cause any development to occur that is not already anticipated to occur, or change the uses permitted in a specific zone, the proposed project would not result in the development of uses that has not already been planned for by LAFD. As such, impacts related to the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times, or other performance objectives for fire services from the proposed project are expected to be less than significant.

Law enforcement services within the unincorporated Los Angeles County are provided by the Los Angeles County Sheriff's Department. The Los Angeles County Sheriff's Department strives to maintain a service ratio of approximately one officer for every 1,000 residents within the communities it serves. The proposed amendments to the CSD address development standards for commercial horse stables, which are not expected to put increased demands on law enforcement services. Therefore impacts related to the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times, or other performance objective are expected to be less than significant.

Public school services in the vicinity of the West Rancho Dominguez-Victoria CSD area are provided by the Los Angeles Unified School District. The proposed amendments to the CSD address development standards for commercial horse stables in industrial zones, which are not expected to put increased demands on public schools. Therefore impacts are expected to be less than significant.

In Los Angeles County, parks are operated and maintained by the Department of Parks and Recreation. The Los Angeles County General Plan, Regional Recreation Areas Plan, provides the standard for the allocation of parkland in the unincorporated county. This standard is four acres of local parkland per 1,000 residents and six acres of regional parkland per 1,000 residents. The CSD amendments address development standards for commercial horse stables in industrial zones, a use currently allowed in that zone, and therefore would not result in an increase in demand for public park sites or services. Therefore impacts are expected to be less than significant.

In the unincorporated portions of Los Angeles County, as well as in 50 of the 88 cities within the County, library services are provided by the County of Los Angeles Public Library. The proposed amendments to the CSD address development standards for commercial horse stables in industrial zones, which are not expected to put increased demands on library or any other public services. Therefore impacts are expected to be less than significant.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project consistent with the Department of Parks and Recreation Strategic Asset Management Plan for 2020 (SAMP) and the County General Plan standards for the provision of parkland?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project would amend the West Rancho Dominguez-Victoria CSD by adding new development standards for the construction and operation of commercial horse stables in industrial zones within the CSD.

The proposed CSD amendments would apply to only commercial horse stables and are not expected to induce any new population growth that would affect neighborhood, regional parks, or other recreational facilities. In addition, the new CSD development standards would actually require adequate on-site recreation areas and riding arenas for horses; thus potentially reducing the usage of nearby parks and recreation facilities by new commercial horse stable tenants. Therefore, the impacts related to the proposed project are expected to be less than significant.

The proposed CSD amendments would include new development standards that require the provision of on-site recreation areas and riding arenas for commercial horse stables. As such, and new commercial horse stable will include the construction of on-site recreational facilities. However, as these facilities are required to be constructed on-site, they would be located on land that would have otherwise been developed with other stable or industrial facilities and would not be located on land not already anticipated to be developed. Thus, the construction of these recreation areas and riding arenas on industrial parcels is not expected to have an adverse physical effect on the environment and therefore the impacts would be less than significant.

As the proposed CSD amendments are located in a heavily urbanized area and are limited to industrial parcels, the project would not interfere with regional open space connectivity, and the project would also not be inconsistent with the Department of Parks and Recreation Strategic Asset Management Plan for

2020 (SAMP) and the County General Plan standards for the provision of parkland. Further, the recreation facilities that would be required to be developed alongside commercial horse stables would be in addition to the recreation facilities included in the asset management plan. Therefore, there are no expected impacts to these resources.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel, and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? Measures of performance effectiveness include those found in the most up-to-date Southern California Association of Governments (SCAG) Regional Transportation Plan, County Congestion Management Plan, and County General Plan Mobility Element.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed the County Congestion Management Plan (CMP) Transportation Impact Analysis thresholds?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP, for designated roads or highways (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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

g) Conflict with the Bikeway Plan, Pedestrian Plan, Transit Oriented District development standards in the County General Plan Mobility Element, or other adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

h) Decrease the performance or safety of alternative transportation facilities?

The proposed project would amend the West Rancho Dominguez-Victoria CSD by adding new development standards for the construction and operation of commercial horse stables in industrial zones within the CSD.

The proposed amendments to the CSD are restricted to industrial parcels in the CSD area. As the proposed development standards for commercial horse stables would not rezone any parcels, they are not expected to induce any new development in the area, and thus would not require the construction of any new transportation infrastructure. Additionally, because no new development would result from the proposed project, it is not expected to generate any new traffic trips, and thus no additional demand for transportation services. Finally, the proposed CSD amendments do not include any provisions that would interfere with any measure of effectiveness for the performance of the circulation system. All future development projects that would occur after adoption of the amendments will continue to be required to comply with all current policies and regulations as maintained by the Department of Public Works relating to traffic and all modes of transportation, including policies that establish measures of effectiveness for the performance of the circulation system. Therefore, impacts are expected to be less than significant.

The Congestion Management Plan (CMP) for Los Angeles County is administered by the Los Angeles County Metropolitan Transportation Authority. The CMP monitors the relationship between land use and transportation at numerous intersections, freeway segments, and rail corridors. The proposed development standards for commercial horse stables are not expected to induce new population growth or result in new development in the area, and thus, would not require the construction of any new transportation infrastructure or generate any new traffic trips. Accordingly, the proposed project would not exceed thresholds for a CMP Congestion Impact Analysis. Additionally, all future development will continue to be required to comply with the County CMP and therefore impacts are expected to be less than significant related to exceeding the CMP Transportation Impact Analysis thresholds. For the same reasons, it is expected that the proposed project will have less than significant impacts related to any conflicts with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards and travel demand measures, or other standards established by the CMP, for designated roads or highways (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).

There are no airports located within the West Rancho Dominguez-Victoria CSD area, though the Compton-Woodley airport is located approximately 0.5 miles to the east of the CSD area in the City of Compton. The proposed changes to development standards for commercial horse stables would not impact air travel patterns as the proposed project would not result in any development that either increases demand for air travel services or results in the development of structures sufficiently tall that flight paths need to be altered or necessitates a change in location that results in substantial safety risks. Impacts would be less than significant.

The proposed amendments to the CSD would not directly result in any new development or road construction in the CSD area. Further, the proposed amendments would not result in any development features occurring that could result in potentially hazardous conditions. The proposed project would not preclude future developments from being required to comply with all applicable Department of Public Works safe design and access requirements. In addition, new parking requirements are being proposed in part to address the need for adequate access areas to manage emergency situations at commercial horse stables. As such, the proposed project will have no impact related to a substantial increase in hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment), and impacts related to the provision of adequate emergency access would be less than significant.

The proposed amendments to the West Rancho Dominguez-Victoria CSD do not include any policies or provisions that would conflict with the Bikeway Plan, Pedestrian Plan, Transit Oriented District development standards in the County General Plan Mobility Element, or other adopted policies, plans, or programs supporting alternative transportation (e.g. bus turnouts and bicycle racks). All future developments will continue to be required to comply with all applicable policies and regulations contained in other transportation plans, and therefore impacts are expected to be less than significant.

Lastly, the proposed amendments to the CSD are not expected to induce new development and thus will not generate any new traffic or demand for transportation services in the CSD area. Therefore, the proposed project is expected to have less than significant impacts related to alternative transportation policies or decreasing the performance or safety of alternative transportation facilities.

18. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Exceed wastewater treatment requirements of the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 52, Part 21)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

h) Comply with federal, state, and local statutes and regulations related to solid waste?

The proposed project would amend the West Rancho Dominguez-Victoria CSD by adding new development standards for the construction and operation of commercial horse stables industrial zones within the CSD.

The proposed development standards for commercial horse stables would not lessen existing regulations related to utility or other public service systems and they are not expected to induce population growth or new development in the CSD area and because they would not rezone any parcels, they would not result in any development that is not already anticipated to occur and planned for. As such, the proposed amendments to the CSD are not expected to increase any demand for water or sewer services in the area. The West Rancho Dominguez-Victoria CSD area is under the jurisdiction of the Los Angeles Regional Water Quality Control Board. All future development that would occur after implementation of the proposed project would continue to be required to comply with the water quality requirements in the Basin Plan for the Los Angeles Regional Water Quality Control Board. Further, because the proposed project would not rezone any parcels, the proposed project would not result in an increase in impermeable surfaces beyond what is anticipated and thus would not result in an increase in stormwater runoff in a way that would significantly impact the stormwater drainage system. Wastewater will be discharged from future projects into the municipal sewer system and all future projects would continue to be required to comply with the County's NPDES permit requirements. Therefore, impacts related to water supply, wastewater capacity, and stormwater drainage is expected to be less than significant.

The proposed amendments to the CSD do not include policies or provisions precluding future development from complying with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52) or Drought-Tolerant Landscaping Ordinance (L.A. County Code, Title 21, §21.24.430 and Title 22, Ch. 52, Part 21). All future development that would occur after adoption of the proposed CSD amendments must comply with the Low Impact Development and Drought-Tolerant Landscaping Ordinances as applicable and no impacts would occur.

Energy and solid waste disposal needs in the West Rancho Dominguez-Victoria CSD area are met by Southern California Edison and the Los Angeles County Sanitation Districts, respectively. The proposed development standards for commercial horse stables do not lessen existing regulations related to utility or other public service systems and they are not expected to induce population growth or new development in the CSD area. As such, the proposed amendments to the CSD are not expected to increase any demand for energy or utility services in the area. All future developments would continue to be required to provide all necessary energy infrastructure and implement all energy efficiency and solid waste diversion requirements and comply with applicable policies and regulations pertaining to all utilities and service systems. Finally, the proposed amendments to the CSD will not preclude future projects from complying with federal, State, and local statutes and regulations related to solid waste. Therefore, the impacts to energy and solid waste services are expected to be less than significant.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Does the project have the potential to 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, substantially 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 proposed project would amend the West Rancho Dominguez-Victoria CSD by adding new development standards for the construction and operation of commercial horse stables in industrial zones within the CSD. The CSD area is heavily urbanized and does not contain any known sensitive or endangered habitat, fish, wildlife, or plant species as identified by federal, state or the County jurisdiction. Therefore, the impacts from the proposed project related to these resources are expected to be less than significant.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a 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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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As stated in this Initial Study, the proposed project provides new development standards for commercial horse stables in industrial zones. The proposed development standards for commercial horse stables do not lessen any existing regulations and therefore not expected to induce population growth or new development in the CSD area. As such, the proposed amendments to the CSD are not expected to increase any demand for public services or have cumulative impacts on the environment, and therefore impacts are expected to be less than significant.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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As discussed in this Initial Study, the proposed project would not result in any environmental effects which will cause substantial adverse effects to human beings. Impacts related to adverse effects on human beings, either directly or indirectly, would be less than significant.



**STATEMENT OF PROCEEDINGS FOR THE
REGULAR MEETING OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES HELD IN ROOM 381B
OF THE KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012**

Tuesday, January 15, 2013

9:30 AM

- 10.** Recommendation as submitted by Supervisor Ridley-Thomas: Approve the policy recommendations provided by the Athens Way Horse Stables Task Force summarized in the Chief Executive Officer's October 12, 2012 and November 30, 2012 reports, and direct the participating departments to continue to address properties within unincorporated areas with multi-agency code violations through the Nuisance Abatement Team; and take the following related actions:

Direct the Task Force - Information Technology Subcommittee, led by the Department of Public Works, to develop an interagency data management system to efficiently share information about nuisance properties through a consolidated reporting process regarding Nuisance Abatement Team investigations;

Direct County Counsel, in consultation with the respective departments, to draft the proposed ordinance or ordinances for consideration by the Regional Planning Commission, where appropriate, and by the Board of Supervisors that would amend the applicable County Codes: Title 10 for Animal Care and Control; Title 11 for Public Health; and Title 22 for Regional Planning, in order to update regulations on commercial equestrian facilities within the boundaries of the West Rancho Dominguez-Victoria Community Standards District; and

Instruct the Director of Planning to assess whether the updated regulations on commercial equestrian facilities should be incorporated into other community standards districts and land use plans for other areas within the Second Supervisorial District. (13-0341)

Arnold Sachs addressed the Board.

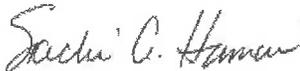
On motion of Supervisor Molina, seconded by Supervisor Knabe, this item was approved.

Ayes: 5 - Supervisor Molina, Supervisor Yaroslavsky,
Supervisor Knabe, Supervisor Antonovich and
Supervisor Ridley-Thomas

Attachments: Motion by Supervisor Knabe
Video
Audio

The foregoing is a fair statement of the proceedings of the meeting held January 15, 2013, by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.

Sachi A. Hamai, Executive Officer
Executive Officer-Clerk
of the Board of Supervisors

By 

THE DEPARTMENT OF REGIONAL PLANNING
COUNTY OF LOS ANGELES

NOTICE OF PUBLIC HEARING
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

PROJECT NUMBER R2013-00562
CASE NUMBER RADV 201300002

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Regional Planning Commission to consider the following ordinance amendment on **Wednesday, September 25, 2013**, at 9:00 a.m. in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Interested persons will be given an opportunity to testify. Room 150 will open at 8:50.

Proposal: An Ordinance amending the West Rancho Dominguez-Victoria Community Standards District (CSD) of Title 22 of the County Code (Planning and Zoning) to define a commercial horse stable and provide standards and requirements for their development within the West Rancho Dominguez-Victoria CSD.

A Draft Negative Declaration has been prepared for this project. The draft environmental document concludes that the project and/or suggested conditions will adequately mitigate these impacts to a level of no significance. Notice is hereby given that the County of Los Angeles will consider a recommendation to adopt a Negative Declaration.

Case materials are available for review between 7:30 a.m. and 5:30 p.m., Monday through Thursday (**closed on Fridays**) in the offices of the Department of Regional Planning, Hall of Records, Room 1348, 320 West Temple Street, Los Angeles, California 90012. Selected materials are also on the Regional Planning website at <http://planning.lacounty.gov/ord/draft>, and beginning August 26, 2013, at the following county libraries:

A.C. Bilbrew Library
150 E. El Segundo Blvd
Los Angeles, CA 90061

If you are unable to attend the public hearing but wish to submit written comments, you may send them to Mr. Travis Seawards at tseawards@planning.lacounty.gov or to the above mailing address.

*Éste es Aviso Oficial que la Comisión de Planificación Regional del Condado de Los Ángeles tendrá una audiencia pública el día **miércoles 25 de Septiembre del 2013**, empezando a las 9:00 a.m., en la Sala 150 del edificio "Hall of Records", ubicado en 320 W. Temple St., Los Angeles, CA 90012, con respecto a la siguiente propuesta:*

Se propone una ordenanza modificando el Distrito de Estándares Comunitarios de West Rancho Domínguez-Victoria del Título 22 del Código del Condado (Planificación y Zonificación) para definir establos de caballos comerciales y proporcionar estándares y requisitos para el desarrollo de establos de caballos comerciales dentro del Distrito Comunitario de West Rancho Domínguez-Victoria.

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice."