Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

November 26, 2013

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

HEARING ON AMENDMENT TO COUNTY CODE (TITLE 22- PLANNING AND ZONING) TO SET STANDARDS AND REQUIREMENTS FOR THE DEVELOPMENT OF COMMERCIAL HORSE STABLES IN THE WEST RANCHO DOMINGUEZ-VICTORIA COMMUNITY STANDARDS DISTRICT (SECOND SUPERVISORIAL DISTRICT) (3-VOTES)

SUBJECT

The proposed modification to Title 22 of the Los Angeles County Code (Zoning Ordinance) amends the West Rancho Dominguez-Victoria Community Standards District (CSD) to establish development standards and requirements for the approval of commercial horse stables within the CSD.

IT IS RECOMMENDED THAT YOUR BOARD AFTER THE PUBLIC HEARING:

1. Close the public hearing and consider the attached Negative Declaration, together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration.

2. Approve the recommendation of the Regional Planning Commission to amend Title 22 of the Los Angeles County Code relating to development standards and requirements for commercial horse stables within the West Rancho Dominguez-Victoria CSD as reflected in the draft ordinance.

3. Instruct County Counsel to prepare the ordinance as recommended by the Regional Planning Commission.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On July 17, 2012, your Board adopted an interim ordinance to temporarily prevent the establishment of commercial horse stables in any zone within the West Rancho Dominguez-Victoria CSD until appropriate standards for these facilities could be fully analyzed and recommended for possible adoption by your Board. This measure was taken in response to a fire that occurred at an unpermitted commercial horse stable boarding approximately 130 horses on 1.5 acres on the 13000 block of Athens Way in the unincorporated community of West Rancho Dominguez-Victoria. This particular facility had been cited for numerous code violations and was the subject of investigations by several County agencies including the Departments of Regional Planning (Department), Building and Safety, Public Health, and Animal Care and Control. After the fire, the facility was red-tagged and subsequently demolished, and the lack of alternate facilities in the area created a hardship for many horse owners. However, an immediate review of the pending enforcement cases and applicable requirements for commercial horse stables highlighted the need for regulation that would help prevent similar substandard conditions from reoccurring at the site.

On July 10, 2012, your Board directed the Chief Executive Office (CEO) to convene the Athens Way Horse Stables Task Force (Task Force). The Department participated in the Task Force, which also included the Departments of Animal Care and Control, Public Health, Public Works, Treasure and Tax Collector, District Attorney, County Counsel, and Fire. The Task Force was instructed to report back to your Board within 90 days with policy recommendations and a Corrective Action Plan for the Athens Horse Stables property, which includes specific strategies to remedy the land use, environmental health, and safety issues that pertain to the site. A Department-led Standards sub-committee was tasked with formulating policy recommendations for potential changes to the County Code for the approval and development of commercial horse stables within the CSD. On November 30, 2012, the CEO provided your Board with the final report on the Task Force's recommendations, which identified potential code changes specific to commercial horse stables and equestrian facilities by County Code section and County department (attached). On January 15, 2013, your Board recommended approval of the policy recommendations provided by the Task Force and directed County Counsel, in consultation with the respective County departments, to draft a proposed ordinance for your consideration that would amend the County Code. The proposed ordinance before you incorporates those recommendations specific to the Zoning Ordinance outlined in the final report.

Title 22 does not contain a definition for commercial horse stables, and commercial horse stables are not listed in Title 22 as a land use. Therefore, commercial horse stables, as with other unlisted uses, are by default a permitted use in industrial zones and are approved through a ministerial review. As a ministerial review, additional development conditions cannot be placed on these projects. While the County does have regulations for the individual keeping of horses as pets on residential and agricultural properties, these standards do not apply to commercial horse stables.

Riding academies and stables, with the boarding of horses, are permitted in the A-1 zone with a Conditional Use Permit, and by-right in the A-2 Zone. However, no agricultural zones exist in the West Rancho Dominguez-Victoria CSD. As a by-right use, commercial horse stables in industrial zones are approved through a ministerial review, and only a limited number of development standards apply. Specifically, development standards for industrial zones are limited to requirements for outside storage and display, parking, and signage.

The West Rancho Dominguez-Victoria CSD provides additional development standards that are applicable to properties in industrial zones, but few of these development standards directly affect the establishment or operation of commercial horse stables. The one development standard in the CSD that applies to the establishment of a commercial horse stable is the requirement that all uses conducted outside of an enclosed structure and located within 500 feet of a residential zone are required to obtain a Conditional Use Permit.

The proposed amendment to the West Rancho Dominguez-Victoria CSD contains a definition of commercial horse stables, identifies zones where the use is permitted, and provides new site plan requirements and development standards for commercial horse stables in the CSD. Projects for commercial horse stables will continue to be reviewed through a ministerial process. To be approved, however, submittals for commercial horse stables must demonstrate that the proposed site can accommodate adequate areas for food storage, manure management, tack storage, water storage, and wash racks. In addition, the proposed ordinance requires that each facility provide and maintain a minimum horse stall size and access area, and include parking and recreation areas based on the number of horse stalls at the facility. The complete draft of the proposed amendment to the CSD is attached to this document.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The proposed ordinance promotes Goal 1 of the County's Strategic Plan pertaining to "Operational Effectiveness" by establishing a clear set of guidelines and requirements that will improve the process of approving and regulating commercial horse stables in West Rancho Dominguez-Victoria Community. The proposed ordinance also promotes Goal 3 pertaining to "Integrated Service Delivery" by developing standards that can be used to promote and measure a facility's development and compatibility with the surrounding community. The proposed ordinance promotes public health and safety and the County's vision for improving the quality of life in Los Angeles County.

FISCAL IMPACT/FINANCING

Implementation of the proposed ordinance will not result in any loss of revenue to the County or result in significant new costs to the Department of Regional Planning or

other County departments. Adoption of this ordinance will not result in the need for additional departmental staffing.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A public hearing is required pursuant to Section 22.16.200 of the County Code and Section 65856 of the Government Code. Required notice must be given pursuant to the procedures and requirements set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Section 6061, 65090, and 65856 of the Government Code relating to notice of public hearing.

The Regional Planning Commission conducted a public hearing regarding the proposed ordinance on September 25, 2013. The Commission did not receive any comments from the public in response to the proposed ordinance. Staff previously received one phone call from a member of the public who was supportive of the proposed regulation. No other communication was received by staff. The Regional Planning Commission closed the hearing and recommended to the Board of Supervisors that they adopt the draft ordinance, amend Title 22 accordingly, and determine that the amendments are consistent with the goals and policies of the Los Angeles County General Plan.

ENVIRONMENTAL DOCUMENTATION

The attached Initial Study disclosed that there is no substantial evidence, in light of the whole record before your Board, that the adoption of the proposed ordinance will have a significant effect on the environment. Therefore, a Negative Declaration was prepared in accordance with Section 15070 of the California Environmental Quality Act guidelines.

A copy of the proposed Negative Declaration was transmitted to the A.C Bilbrew County Library for public review. In addition, public notice was published in two newspapers of general circulation, La Opinion and the Los Angeles Sentinel, pursuant to Public Resources Code Section 21092. Staff did not receive any comments during the public review period.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the proposed ordinance will not significantly impact County services.

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING

Richard J. Bruckner
Director

RJB:DLS:TSS:EAR

Attachments:

1. Board Motion
2. Final Board Report on the Athens Way Horse Stables, November 30, 2012
3. Project Summary
4. Summary of Regional Planning Commission Proceedings
5. Resolution of the Regional Planning Commission
6. Recommended Ordinance for Board Adoption
7. Environmental Document
8. Legal Notice of Board Hearing
9. List of Persons to be Notified

EXECUTIVE OFFICE – BOARD OF SUPERVISORS

AGENDA ENTRY

DATE OF MEETING:	November 26, 2013
DEPARTMENT NAME:	REGIONAL PLANNING
BOARD LETTERHEAD	DEPARTMENT
SUPERVISORIAL DISTRICT AFFECTED	2nd DISTRICT
VOTES REQUIRED	3-VOTES
CHIEF INFORMATION OFFICER'S RECOMMENDATION	NONE

**** * * * ENTRY MUST BE IN MICROSOFT WORD * * * ****

1. De novo hearing on Project No. R2013-00562-(2), Case No. RADV201300002, and Environmental Case No. RENV201300208 on proposed amendment to the Los Angeles County Code, Title 22 (Planning and Zoning), to establish development standards and requirements for the approval of commercial horse stables within the West Rancho Dominguez-Victoria CSD, and find that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration. (**Regional Planning**) APPROVE 3-VOTES

BOARD LETTER COVER SHEET

Agenda Date: November 26, 2013

Subject: Amendment to County Code (Title 22- planning and zoning) to set standards and requirements for the development of commercial horse stables in the West Rancho Dominguez-Victoria Community Standards District (CSD).

If the Board Agenda item requires clearance from County Counsel or Chief Information Officer, explain where you are in that review process. If not, please indicate that it is not required.

Not required.

If there is an urgency to the Board Agenda item, explain the urgency, citing the reason for the urgency (including the drop-dead due date) and consequences if the due date is missed. If not, please indicate that there is no urgency.

Interim Ordinance No. 2012-0028U was adopted by the Board on July 17, 2012. The Board found that the West Rancho Dominguez – Victoria CSD area currently contains substandard horse boarding and equestrian facilities that were developed without the requisite land use approvals, approved business licenses, or proper building, electrical, and/or plumbing permits. These facilities also operate without adequate animal waste disposal or drainage systems for proper water run-off, and without adequate manure management or adequate fly, vermin and pest controls. One particular facility has been the subject of an ongoing, multi-year Code enforcement effort by various County agencies and has been cited for numerous Code violations including unpermitted electrical wiring, unpermitted building structures, and the excessive buildup of manure.

The Board found that the lack of appropriate regulations and development standards for horse boarding and equestrian facilities in the CSD may lead to development that will negatively impact and detract from the physical appearance, condition and character of the area, and may negatively impact the health, safety, and welfare of the area's horses, horse owners, and general public. Interim Ordinance No. 2012-0028U was extended because irreversible incompatibility of land uses and possible loss of animal life might reasonably occur as a result of the approval of applicable entitlements. Accordingly, the Board of Supervisors found that there is a current and immediate threat to animal and public health, safety, and welfare.

On November 30, 2012, the CEO provided your Board with the final report on the Athens Way Task Force's recommendations, which identified potential code changes specific to commercial horse stables and equestrian facilities by County Code section and County department (attached). On January 15, 2013, your Board recommended approval of the policy recommendations provided by the Task Force and directed County Counsel, in consultation with the respective County departments, to draft a proposed ordinance for your consideration that would amend the County Code. The proposed ordinance before you incorporates those recommendations specific to the Zoning Ordinance outlined in the final report.

Is this a Consent Agenda item? Check the appropriate box below and explain why for either item.

☐ Consent

☒ Not Consent. Why? Public Hearing is required.

Board Notification:

☒ Yes (see attached)

☐ No (please explain why not)

Contact person for the Board Agenda item, division, phone number, and e-mail address.

Dennis Slavin, Chief Deputy Director
213-974-6405
dslavin@planning.lacounty.gov

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 Sachi C. Hamai

County of Los Angeles
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Kenneth Hahn Hall of Administration
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WILLIAM T FUJIOKA
Chief Executive Officer

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

November 30, 2012

To: Supervisor Zev Yaroslavsky, Chairman
Supervisor Gloria Molina
Supervisor Mark Ridley-Thomas
Supervisor Don Knabe
Supervisor Michael D. Antonovich

From: William T Fujioka
Chief Executive Officer

FINAL REPORT ON THE ATHENS WAY HORSE STABLES (ITEM NO. 38-B, AGENDA OF JULY 10, 2012 MOTION)

On July 10, 2012, on motion by Supervisor Mark-Ridley Thomas, the Board directed the Chief Executive Officer (CEO) to convene the Athens Way Horse Stables Task Force (Task Force). The Task Force, which consists of the Departments of Animal Care and Control (ACC), Public Health (DPH), Public Works (DPW), Regional Planning (DRP), Treasurer and Tax Collector (TTC), District Attorney (DA), County Counsel (CC), Fire (FD), and Sheriff (LASD), was instructed to: (1) place on a future agenda for the Board of Supervisor's consideration of a Corrective Action Plan for the Athens Horse Stables property, which includes specific strategies to remedy the land use, environmental health, and safety issues that pertain to the site; and (2) report back to the Board of Supervisors within 90 days with policy recommendations to prevent similar unresolved and compounded multi-agency code violations on properties within the unincorporated areas in the future.

This serves as the final report to the Board: (1) summarizing policy recommendations to prevent similar unresolved and compounded multi-agency code violations on properties within the unincorporated areas; (2) outlining existing County Code sections that regulate commercial horse stables and equestrian facilities; (3) identifying potential code changes specific to commercial horse stables and equestrian facilities by County Code section and County department; and (4) proposing new policy recommendations and development standards for commercial horse stables and equestrian facilities to address the corrective actions necessary to remedy the issues raised at the Athens Horse Stables property. It should be noted that this report serves only to supplement the existing policies and development standards that regulate commercial horse stables and equestrian facilities, and does not supersede the existing code language provided in the participating departments' ordinances.

BACKGROUND

On July 17, 2012, the Board adopted an interim ordinance to temporarily prevent the establishment of equestrian facilities on any zone within the West Rancho Dominguez-Victoria Community Standards District (CSD) until appropriate standards for these facilities can be fully analyzed and recommended to the Board for possible adoption. In response to the Board's motion, and under the direction of the Task Force, subcommittees have been created to identify substantive enhancements to the code enforcement process and to identify new policy recommendations on the approval and operation of commercial horse stables.

On October 12, 2012, the CEO provided the Board a status report on the Task Force's efforts (Attachment I). Specifically, the report outlined the subcommittees' roles and responsibilities necessary for the working groups to respond to the issues raised at the Athens site. The report presented recommendations on how to address properties within unincorporated areas with multi-agency code violations through the multi-department Nuisance Abatement Team (NAT). The report also summarized the findings of the Task Force's assessment of the participating department's case prioritization and code enforcement processes, and presented potential changes to enhance and streamline this process for the Board's consideration.

Additionally, the October 12, 2012 Board report identified the next steps to be completed by the Task Force, including an update by the NAT Subcommittee and a status update by the Information Technology (IT) Subcommittee to finalize plans with each of the participating departments for the development of DPW's Building Permit Viewer system to be the interim platform for collecting, reporting, and communicating NAT code enforcement case data. Additionally, the Standards Subcommittee was tasked with reporting on new policy recommendations and development standards for commercial horse stables and equestrian facilities to address the corrective actions for the Athens Horse Stable property.

In accordance with the Board's motion, this report serves as the corrective action plan to remedy the issues raised at the Athens Horse Stables property, and provides a final status on the Task Force's efforts and proposed recommendations for the Board's consideration.

ATHENS WAY HORSE STABLES TASK FORCE - SUBCOMMITTEES

Under the direction of the Task Force, the subcommittees and department representatives has continuously worked together over the past several months to discuss and identify new policy recommendations on the approval and operation of commercial horse stables, and to strengthen current policies and procedures to address properties within the unincorporated areas with multi-agency code violations. The subcommittees' are strongly commended for their extensive review and team effort in addressing the issues raised at the Athens site. Below is an update on the subcommittees work accomplished and the working groups' next steps:

Nuisance Abatement Team (NAT) Subcommittee

The NAT Subcommittee, led by DPW, was tasked with streamlining and assessing the NAT code enforcement processes and case prioritization, and identifying protocol enhancements to prevent similar unresolved and compounded multi-agency code violations on properties within the unincorporated areas. Streamlining efforts included a review of code and ordinance amendments; enhancing interagency communication; and improving data management. In addition to establishing a method to prioritize Countywide NAT cases in order to channel resources more effectively and the development of a document that outlines the NAT Protocols of the County's code enforcement activities.

As part of the NAT Subcommittee's continued efforts to prevent similar issues raised at the Athens site, and to strengthen and enhance the County's code enforcement process, it was agreed for the following ongoing efforts to continue:

- The NAT Subcommittee departments, which consists of DPW, DRP, DA, DPH, and LASD, and other County and State agencies [on an as needed basis], will continue to meet routinely to ensure that there is interdepartmental coordination on NAT issues;

- All participating NAT departments will continue their structured training exercises, with use of any new data sharing and reporting mechanisms included as part of that training; and

- The DA Investigators will take the lead in coordinating follow-up on the high priority cases that merit DA or County Counsel intervention.

Finally, the NAT Subcommittee is currently working on a consolidated schedule to address the above timeframes for each effort and will be shared with the participating departments' leads.

Information Technology (IT) Subcommittee

As noted in our October 12, 2012 report, members of the Task Force expressed the need to have an interagency data management system to support and enhance each of the participating departments' code enforcement process; and to establish a consolidated reporting process on these efforts to the Board and CEO regarding the NAT investigations. The Task Force IT Subcommittee, led by DPW, has conducted a series of meetings with each of the participating departments IT staff.

In order to function as a temporary information distribution system, modifications to DPW Building and Safety's Building Permit Viewer are being implemented to accommodate input from individual departments. The participating departments are collaborating to configure their specific datasets for incorporation into the system. The database will allow the

departments to share information and determine high priority cases. Additionally, the system will provide the ability to produce routine or catered reports on NAT and other code enforcement investigations, and can be queried in multiple ways for use by participating departments, the CEO, and the Board offices.

The use of Building Permit Viewer will be a searchable database of code enforcement cases ranked by priority and accessible to compile input from participating departments, along with the DA Investigators'. This additional oversight of priority cases on behalf of NAT, will allow effective management of code enforcement cases. We anticipate piloting the Building Permit Viewer system for review by the departments and the Board offices in early 2013.

It should be noted that while the Building Permit Viewer is an interim solution, the departments have noted further discussion is necessary in order to implement a sustainable long term IT solution for a multi-department interagency data management system, and that this assessment should take place once more information is available on the implementation of DPW's Building Permit Viewer system.

With respect to ongoing efforts, the involved departments will continue to collaborate to create a long-term tracking system and identify individual staffing and technology needs for future consideration to the Board.

Standards Subcommittee

The Standards Subcommittee was tasked with formulating policy recommendations for potential changes to codes, development standards, and procedures related to the County approval of commercial horse stables and equestrian facilities within the West Rancho Dominguez-Victoria CSD. With DRP serving as the lead, the subcommittee consisted of representatives from the ACC, DPH, DPW, FD, and TTC.

The Standards Subcommittee conducted an extensive review of the existing County Code regulations that pertain to commercial horse stables and equestrian facilities. In addition, DRP and ACC staff conducted a review of best practices and standards related to horse keeping and horse stable operations from County, State, and national organizations. As part of this review, staff visited and spoke to a number of horse stable facilities in the urbanized parts of Los Angeles County, and researched the development standards for these facilities within each of their respective jurisdictions. Based on this review, each participating department assessed their existing regulations and determined what new policy recommendations related to commercial horse stables to propose to the Board, as provided in this report.

SUMMARY OF NEW PROPOSED HORSE STABLE STANDARDS

As directed in the Board's July 10, 2012 motion, and in consultation with the Task Force, the Standards Subcommittee prepared the *West Rancho Dominguez-Victoria CSD: Horse Stable Development Standards and New Policy Recommendations* (Attachment II), which presents a detailed summary of the Standards Subcommittee's work on this matter. Eleven issues related to the care of horses and the operation of commercial horse stables were identified by the subcommittee, and categorized by the following: Horse Shelter Standards; Horse Stable Development Standards; General Horse Care Standards; Horse Stable Recreation Standards; Horse Stable License; Animal Keeping License; Manure Management; Vector Control (Fly and Pest Management); Water and Waste Runoff; Electrical and Sprinkler Standards; Emergency Evacuation Plan; and Miscellaneous. For each issue, existing County regulations were identified and summarized by the responsible department and code section. Additionally, this document identifies new policy recommendations to address Part I of the Board's motion.

It should be noted that equestrian facilities in industrial zones are currently approved through a ministerial site plan review. Industrial zones have relatively few development standards, and additional development conditions cannot be placed on ministerial projects as through the public hearing process on discretionary permits. While the County does have regulations for the individual keeping of horses as pets on residential and agricultural properties, these standards do not apply to equestrian uses or commercial horse-stabling operations in industrial zones.

As mentioned, the Task Force has identified several new development standards and code changes within ACC, DPH, and DRP to address the issues pertaining to the Athens site. The suggested code changes would supplement the existing policies and development standards for the approval and operation of commercial horse stables in the West Rancho Dominguez-Victoria CSD, for the Board's consideration, and as summarized below:

1. Horse Shelter Standards

   The following standards would be incorporated into Title 10 (Animals) and Title 22 (Planning and Zoning), and would be required to be shown on a site plan for DRP approval:

   - Stall Size: Minimum size of each horse stall shall be 12' x 12'.
   - Walking Path: Each stall shall be accessible to an access area, at least 12' wide and 12' tall (if applicable).
   - Stall Coverage: Each stall should be a minimum of 12' high. The minimum size for single horse shelters should be at least equal to that of a box stall (12x12).

- Building Materials: All horse shelters shall be constructed in a workmanlike manner and shall consist of fire-resistant materials typically utilized in the construction of animal containment facilities.

2. Horse Stable Development Standards

The following standards would be incorporated into Titles 10, 11 (Health and Safety) and/or 22 and would be required to be shown on a site plan for DRP approval:

- Feed Storage Area: Feed storage area required, with a clear path to and from feed area maintained; size will be based on the number of horses and the weekly amount of hay needed for feeding.

- Manure Management Area: Manure management area required. Manure bins must be stored away from horses and feed storage area; waste management plan required, receptacle capacity and storage space requirements based on number of horses and average waste generated.

- Tack Storage Area: Tack storage area required based on number of horses.

- Water: Water storage area required, or proof that water is delivered to each individual stall. Required on site plan (if applicable).

- Parking: Three (3) pull through parking spaces (9' x 44') and three (3) regular parking spaces for each 12 horses.

3. Horse Stable Recreation Standards

The following standards would be incorporated into Titles 10 and 22 and would be required to be shown on a site plan for DRP approval:

- Minimum of one (1) 60' x 100' riding arena for each 50 horses.

- Minimum of one (1) 50' diameter riding ring for each 25 horses.

4. General Horse Care Standards

The following standards would be incorporated into Title 10:

- Water: Horses must have access to a clean source of water at all times.

- Feeding: Horses confined without available pasture to graze must be fed at least twice daily at a minimum. Horses on pasture may need to be supplemented with other feeds at least once daily if the pasture grass is insufficient to maintain body weight and health.

- Food Storage: Grains and supplements should be stored in barrels/containers with lids. Hay should be stored off the ground and covered when raining to prevent mold. Good quality hay, whether green (alfalfa) or grass hay, should be clean, sweet smelling, and dust and mold free. It should be noted, the requirement for food storage may require amending Title 11 to specifically identify animal feed verses the term grains and food storage.

- Veterinary and Health Care: Horses exhibiting signs of pain, suffering, or failure to thrive from any medical condition or injury must receive veterinary care within an appropriate time period, e.g., euthanasia, vaccinations, and dental care.

- Hoof Care: Proper hoof care should occur on a regular basis to maintain functional condition. Hoof trimming should occur every 6 to 8 weeks or more often as required.

- Grooming: Horses should be groomed periodically to remove hair shedding from the coat and thus avoid hair matting, which can be painful.

5. Horse Stable License

Based on the Standards Subcommittee review there are no proposed code changes for this category.

6. Animal Keeping License

Existing code language for the animal keeping license is under review and is being proposed for significant edits for a future date. Further, DPH will advise as proposed changes evolve and the impact of these changes to commercial horse stable businesses.

7. Manure Management

As previously noted under item No. 2, Horse Stable Development Standards, a waste management plan would be required. Additionally, receptacle capacity and storage space requirements will be based on the number of horses and their average waste generated.

8. Vector Control (Fly and Pest Management)

Based on the Standards Subcommittee review there are no proposed code changes in Title 11 for this category. Additionally, poor manure management and food storage management practices, and poor horse care are the cause of fly and pest issues, and these are addressed in items No. 2 and 4.

9. Water and Waste Runoff

Based on the Standards Subcommittee review there are no proposed code changes for this category.

10. Electrical and Sprinkler Standards

The following standard would be incorporated into Title 10:

- An animal facility housing animals must be equipped with working smoke alarms and have means of fire suppression, such as a sprinkler system in each room where animals are kept, or functioning fire extinguishers.

11. Emergency Evacuation Plan

An emergency evacuation plan would be required for horse stables and would be incorporated in Title 10.

12. Miscellaneous

Any proposed stable development and construction would be reviewed on a case by case basis for determining specific building code requirements.

CONCLUSION

It is suggested that if the Board determines to direct staff to move forward with the proposed policy enhancements and recommendations, and changing the County's ordinances related to this matter, you would need to take the following steps:

- Approve the policy recommendations as provided by the Task Force and summarized in the CEO's October 12, 2012 report, in addition to the recommendations presented in this report, for the participating departments to continue the work necessary to address properties within unincorporated areas with multi-agency code violations through the multi-department NAT.

- Support the participating departments to continue collaborating on the formation of an interagency data management system in effort for a consolidated reporting process to the Board and CEO regarding the NAT investigations.

- Direct County Counsel, in consultation with each respective department, to draft the proposed ordinances for the Board's consideration that amends applicable Los Angeles County Codes: Title 10, for the Department of Animal Care and Control; Title 11, for the Department of Public Health; and Title 22, for the Department of Regional Planning, subject to any amendments made by the Board, and as informed by the Planning Commission for DRP ordinance changes.

Should you have any questions on this matter, your staff may contact Arena Turner at (213) 974-1319, or aturner@ceo.lacounty.gov.

WTF:RLR
AMT:os

Attachments (2)

c: Executive Office, Board of Supervisors
Animal Care and Control
Consumer Affairs
County Counsel
District Attorney
Fire
Public Health
Public Works
Regional Planning
Sheriff
Treasurer and Tax Collector

ATTACHMENT I

ATTACHMENT I

County of Los Angeles
CHIEF EXECUTIVE OFFICE

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Fourth District

MICHAEL D. ANTONOVICH
Fifth District

October 12, 2012

To: Supervisor Zev Yaroslavsky, Chairman
Supervisor Gloria Molina
Supervisor Mark Ridley-Thomas
Supervisor Don Knabe
Supervisor Michael D. Antonovich

From: William T Fujioka
Chief Executive Officer

STATUS REPORT ON THE ATHENS WAY HORSE STABLES (ITEM NO. 38-B, AGENDA OF JULY 10, 2012)

On July 10, 2012, on motion by Supervisor Mark-Ridley Thomas, the Board directed the Chief Executive Officer (CEO), to convene with the Athens Way Horse Stables Task Force (Task Force). In order to enhance multi-department code enforcement activities, the Task Force, which consists of the Departments of Animal Care and Control (ACC), Public Health (DPH), Public Works (DPW), Regional Planning (DRP), Treasurer and Tax Collector (TTC), District Attorney (DA), County Counsel (CC), Fire (FD), and Sheriff (LASD), was instructed to: (1) place on a future agenda for the Board of Supervisor's consideration of a Corrective Action Plan for the Athens Horse Stables property, which includes specific strategies to remedy the land use, environmental health, and safety issues that pertain to the site; and (2) report back to the Board of Supervisors within 90 days with policy recommendations to prevent similar unresolved and compounded multi-agency code violations on properties within the unincorporated areas in the future.

This report provides the Board with a status report on the Task Force's efforts.

BACKGROUND

On June 18, 2012, a fire occurred at a horse stable in the unincorporated community of West Rancho Dominguez-Victoria, where two horses, a pony, and a goat perished. This particular facility had been the subject of several County agency code violations, including DPW building code citations, DRP zoning code citations, and ACC animal cruelty cases. On June 29, 2012, ACC, DPH, DPW, DRP, DA, CC, FD, and LASD inspected the property. All the structures on the property were issued citations by DPW due to their unsafe conditions and ACC ordered the remaining horses to be removed by July 15, 2012.

On July, 17, 2012, the Board adopted an interim ordinance to temporarily prevent the establishment of equestrian facilities on any zone within the West Rancho Dominguez-Victoria Community Standards District until appropriate standards for these facilities can be fully analyzed and recommended to the Board for possible adoption.

In response to the Board's motion, this Office convened the multi-departmental Athens Horse Stables Task Force to review and evaluate each department's policies and procedures related to horse stables and equine facilities; to develop policy recommendations on horse stables to prevent similar unresolved and compounded multi-agency code violations on properties within the unincorporated area; and to develop a corrective action plan for the Athens site, including potential ordinance changes for the Board's consideration.

ATHENS HORSE STABLES TASK FORCE – SUBCOMMITTEES

Under the direction of the Task Force, subcommittees have been created to identify new policy recommendations on the approval and operation of horse stables, and to identify substantive enhancements to the code enforcement process. The subcommittees' roles and work accomplished to date is summarized below:

Standards Subcommittee

The Standards Subcommittee is tasked with formulating policy recommendations for potential changes to codes, standards, and procedures related to the County approval of horse stables and equestrian facilities. With DRP serving as the lead, the subcommittee contains members from the ACC, DPH, DPW, FD, and TTC.

The Standards Subcommittee has been in the process of conducting an extensive review of the existing County Code sections that pertain to horse boarding and equestrian facilities. Based on this review, each participating Department has been assessing their existing regulations and determining whether changes to their respective codes need to be proposed to the Board. In addition, DRP staff, in conjunction with ACC and DPH are surveying local stables and their jurisdictional regulations, and are reviewing best management practices for the maintenance and care of horses and horse facilities.

In concert with this review, the Standards Subcommittee will prepare a report entitled "Horse Stables and Equine Facilities: Existing Standards and Proposed New Policy Recommendations" to include: (1) an outline of the existing County Code sections that regulate horse stables and equestrian facilities; and (2) identify potential code changes specific to commercial horse stable operations for the participating County departments. Additionally, this report will include each Department's proposed changes to their respective

codes based on the analysis and research completed by staff. Lastly, this report will be used to assist the Task Force with the development of a Corrective Action Plan for the Athens Horse Stables property. We anticipate finalizing this review for completion of a comprehensive report targeted by November 30, 2012.

Nuisance Abatement Team Subcommittee

The Nuisance Abatement Team (NAT) Subcommittee is tasked to focus on enhancing and streamlining the NAT code enforcement processes. Streamlining efforts include potential code or ordinance amendments; updating the citation process; review of fees and fines; enhancing interagency communication; and improving data management. In addition, emphasis is being placed on establishing a method to prioritize Countywide NAT cases in order to channel resources effectively. Also, the NAT Protocol has been reviewed and expanded to encompass and coordinate all of the County's code enforcement activities.

The County departments that primarily participate in the NAT are DPW, DRP, DA, DPH, and LASD. However, there are other County and State agencies that are involved with the NAT as required for specific cases.

With DPW, acting as the lead NAT agency, the department provides two building inspectors for each team to serve as the NAT Coordinator and a Property Rehabilitation inspector. DRP, DPH, and other code enforcement agencies as needed (ACC, FD, TTC, etc.) provide at least one investigator. The District Attorney Investigators (DAIs) are the lead law enforcement agency with LASD providing as needed assistance. The District Attorney's office typically provides a minimum of two DAIs. LASD takes the lead on all law enforcement action outside of the NAT code enforcement process.

Review and Assessment of Code Enforcement Process/Case Prioritization

One of the first steps undertaken by the NAT Subcommittee was to research and assess information on the code enforcement processes handled within each of the participating departments and to develop a criteria to determine "High Priority" NAT cases for each agency and, in turn, the multi-department NAT. The criteria considered are specific to: (1) immediate and direct threat to health, fire, and life safety; (2) direct impact to others [e.g., public, tenants, neighbors, animals, property]; (3) significant environmental impacts; (4) unpermitted condition, land use, or unlicensed activity; and (5) willful or persisting code violations.

The subcommittee's review recognized that each department is uniquely structured and cases are prioritized based on codes and ordinances enforced exclusively by each agency. Therefore, it is proposed that a system be developed to gather the information from each code enforcement agency to identify "High Priority" NAT cases. To allow for this to be implemented immediately in a location accessible by all departments, DPW is offering their Building Permit Viewer system to be the interim platform for collecting, reporting, and

communicating NAT code enforcement case data. Also, the DAIs have proposed that they be the facilitator of "High Priority" NAT cases. In this facilitator role, DAIs will expedite cases working with individual department code enforcement staff to submit cases to the DA and/or CC office(s) for criminal or civil action in an expeditious manner. It should be noted that ACC must file all criminal cases with designated animal cruelty Deputy District Attorneys (DDAs) in each courthouse. These cases are separate and apart from any other NAT case and are not handled by code enforcement DDAs.

The participating departments have developed a case priority system to target "High Priority" NAT cases. The subcommittee proposes a "Red, Orange, and Yellow," prioritization classification system with "Red" being the highest priority and "Yellow" being the lowest. A "Red" classification would signify immediate health, fire, and life safety hazard(s)/direct threats to the occupant, general public, environment, public right-of-way, adjacent properties or structures, animals, and/or willful persistent violation(s). An "Orange" classification would signify a potential health, fire, and life safety hazard/threat to the general public, environment, public right-of-way, adjacent properties or structures, animals, and a repeat offender. A "Yellow" classification would signify a minimal impact to the occupants, general public, environment, public right-of-way, adjacent properties or structures, and animals. The implementation of this prioritization classification system will be developed and initiated through the efforts of the IT subcommittee.

It should be noted that, in all cases, prior to escalating enforcement to legal action every effort is always made to achieve voluntary compliance. In fact, many routine cases are resolved in this manner. However, this is not always possible in some animal care and control cases. One example would be where ACC encounters sick and/or dying animals.

As noted in the summary of the departments' timelines for code enforcement activities (Attachment I), while timelines vary across County departments, an emergency situation can be accommodated when necessary by immediately initiating the "Red Tag" protocol for hazardous properties and issuing vacate orders.

Protocol Enhancements

The NAT Protocols (Attachment II), summarizes in detail the roles and responsibilities of each participating department. The NAT Subcommittee has identified enhancements of these protocols to establish guidelines across participating departments for improved cooperation within the NAT process. Examples of protocol enhancements are: (1) agencies to update NAT's centralized contact information and commitments; (2) each department to ensure their participation in NAT through quarterly case management meetings with code enforcement agencies, DA, and CC to review and evaluate routine code enforcement cases; (3) special attention to "High Priority" NAT cases

lead by the DAIs; (4) development of annual code enforcement training; and (5) establishment of a consolidated reporting process to the Board and CEO regarding NAT investigations. It should be noted that discussions related to this recommendation is underway by the Task Force, and will be included as part of the proposed "Permit Viewer" recommendations for the Board's consideration.

With literally thousands of potential cases and a limited number of inspectors, it is anticipated that these protocol enhancements will improve efficiency in resolving cases.

Information Technology (IT) Subcommittee

In considering potential changes necessary to improve and enhance the procedures for an effective County code enforcement process, members of the Task Force also expressed the need to have an interagency data management system. This system will support each participating departments' code enforcement process. As a result, the Task Force created the IT Subcommittee to focus on the departments' IT needs for this process.

It is strongly agreed that through this effort an enterprise system would have many benefits for data gathering, sharing, and information distribution resulting in the expedited review and processing of cases and the ability to virtually communicate through an interagency data management system. Currently, some departments use the Electronic Development and Permit Tracking System (eDAPTS) program and/or their own home grown system to track and process their cases. As previously mentioned, to provide a consolidated platform for all NAT departments, DPW has proposed use of their Building Permit Viewer to fill this role on an interim basis.

The Task Force determined further study is necessary by the IT Subcommittee and each of the participating department's IT groups to discuss the best possible system, or if the proposed interim system is feasible. Additionally, recommendations for an enhanced interagency system will be submitted for the Board's consideration under a separate report targeted by November 30, 2012.

TIMELINES AND CODE UPDATES

Code amendments being considered by individual departments will be pursued through the departments' respective code updates and provided separately for the Board's consideration.

NEXT STEPS

- As mentioned above, the Standards Subcommittee is in the process of completing the Report on Horse Stables and Equine Facilities: Existing Standards and Proposed New Policy Recommendations to outline potential policy and ordinance changes that pertains to horse boarding and equestrian facility standards within each of the participating departments, and additionally, a Corrective Action Plan for the Athens site and expects to have it finalized by November 30, 2012, at which time a final report will be provided for the Board's consideration.

- The IT Subcommittee will complete development of "Permit Viewer" as a temporary information distribution system and identify the necessary system enhancements for implementation within each of the participating departments and potential policy and ordinance changes to facilitate code enforcement, with recommendations for the Board's consideration by November 30, 2012.

Should you have any questions on this matter, your staff may contact Arena Turner at (213) 974-1319, or aturner@ceo.lacounty.gov.

WTF:RLR
AMT:os

Attachments (2)

c: Executive Office, Board of Supervisors
Animal Care and Control
Consumer Affairs
County Counsel
District Attorney
Fire
Public Health
Public Works
Regional Planning
Sheriff
Treasurer and Tax Collector

ATTACHMENT I

CODE ENFORCEMENT TIME LINES BY DEPARTMENT ***

Department	Description	Task Step 1 - Site Inspection	Task Step 2	Task Step 3	Task Step 4	Task Step 5	Task Step 6	Task Step 7
Bldg & Safety Div. (DPW-BSOC) Code Enforcement		1 to 5 days	45 day Notice/Notice of Violation (NOV) recorded	Notice of Cost (NOC) $1234.80 CE fee	DA/CC Referral			
Public Works Bldg & Safety Div. (DPW-BSDR) Property Rehabilitation		1 to 5 days	Informal Notice 14 days	Formal Notice 30 days Dec. of Substandard (rec) I&P fee $682.20	Building Rehabilitation Appeals Board Hearing 30 days	County takes action		
Animal Care and Control (ACC):	Infraction	Site Inspection 1 to 7 days	Citations issued	8 weeks	Fix it ticket show proof of correction to court clerk			
• *Animals may be impounded*	Misdemeanor	Site Inspection Immediate	24 hrs to 1 week	30 days	Order may be issued to correct the violation or file with DA			
• *Animals may be impounded*	Felony	Site Inspection Immediate		30 days	File with DA			
Regional Planning (RP)	Complaint Received	Site Inspection 1 to 5 days	Notice of Violation 30 days or Less*	Final Notice 15 days** $691.00 Non-compl. fee	2nd Not. of NonComp 15 days Add. Admin fee	DA/CC Referral		
Fire Department (Fire)	Complaint Received	Site Inspection	Notice of Violation (Form 410)	Second inspection	Third Inspection	Forth Inspection	Fifth Inspection	Final Inspection
	Infraction	Immediate	14 to 21 days	$100.00 bail/fine re-inspection 7 days	$200.00 fine bail/fine reinspection 7 days	$500.00 fine bail/fine reinspection 7 days	$500.00 fine bail/fine reinspection 7 days	Misdemeanor citation for "Failure to Comply with an Order or Notice " LACFC
	Misdemeanor	Immediate	14 to 21 days	Final Notice reinspection 7 days	Initiate legal action with DA			
Public Health - Environmental Health Division (DPH- EH):	Complaint Received	Site Inspection	Action from site inspection	1st reinspection	2nd reinspection	Office Hearing	CA/DA referral (Hearing or complete filing)	
• *Permitted sites: Multi-Family Dwelling (5 + units), food facilities, animal keepers*	Complaint Received	1 to 3 days	Official Housing or Food Inspection Report. Routine violation: 14-30 days Emergency violation Forthwith 24hrs	Routine violation: 14 days Emergency violation: Office Hearing.	Routine violation: 14 days or Office Hearing.	Routine violation: 3rd reinspection; 14 days or CA/DA Hearing or Filing Emergency Violation: CADA referral	Routine violation: 30 - 45 days; Emergency violation: 7 - 21 days	
• *Non-Permitted: Vacant lots, Multi-Family Dwelling (4 units or less)*	Letter to owner and complainant notifying of charge if 2nd complaint received and verified; 21 days before inspection.	Routine: 21-30 days from letter notification; Emergency 1-3 days	Notice of Violation; Routine violation: 14-30 days Emergency Violation: Forthwith - 24hrs.	Routine violation: 14 days Emergency violation: Office Hearing.	Routine violation: 14 days or Office Hearing.	Routine violation: 3rd reinspection; 14 days or CA/DA Hearing or Filing Emergency Violation: CADA referral	Routine violation: 30 - 45 days; Emergency violation: 7 - 21 days	
Treasurer and Tax Collector (TTC)	Complaint Received	Site Inspection 1 to 5 weeks NOV issued	30 day followup	Final Notice	Refer to DA or issue Citation with (LASD)			
District Att. Investigator (DAI) Code Enforcement Division	Complaint Received	Site Inspection	Criminal Citation Issued					
	By Code Enforcement (CE) staff	CE staff/Nuisance Abatement Team (NAT)	Court Appearance 2-4 weeks	Assist CE staff in preparation of case for filing				
District Attorney (DA)	Referral Received	DA Conference Letter mailed 7 days	DA Conference Set approx. 3 weeks	Request for complaint	Complaint filed 1 to 2 weeks	Arraignment 3 to 4 weeks		
County Counsel (CC)	Referral Received	Investigation of referral: 0 to 5 days	Complaint Filed: 5 to 30 days	Prelim. Injunc. Hearing approx. 20 days	Sum. Judgment Motion 6 to 9 months	Trial for Perm. Injunction 12 to 15 months		

* Time extensions may be requested and granted.
** The final notice may be appealed. The appeal is heard within 45 days of the appeal.
*** Time line will be adjusted as necessary for emergency cases.
It should be noted each department's protocol and timeline follow their individual code requirements. The above synopsis is for comparison purposes only.

9/27/2012

ATTACHMENT II

NUISANCE ABATEMENT TEAM PROTOCOL

MISSION

The Nuisance Abatement Team (NAT) is a multiagency taskforce assembled to abate the more difficult Code violations and public nuisance conditions found on private property.

TEAM MEMBERS

The following County Departments are the primary NAT members:

- Public Works, Building and Safety Division (DPW-BSD)
- Regional Planning, Zoning Enforcement (DRP)
- Law Enforcement:
    - District Attorney Investigators (DAI)
    - Sheriff Department (SD)

Public Health (PH - Environmental Health Division)

- Other County and State agencies as needed [i.e., Animal Care and Control (ACC); Fire; Children and Family Services; Treasure and Tax Collector (TTC); Public Works, Environmental Programs Division (DPW-EPD); Community and Senior Services, Adult Protective Services (CSS-APS); District Attorney (DA); County Counsel (CC); State, Fish and Game, etc.]

AGENCY INSPECTION RESPONSIBILITIES

DPW-BSD (NAT coordinator):

1. Determine if a referral meets the inspection criteria for NAT and provide a finding to the referring agency.
2. Research, prepare, and distribute the inspection agenda.
3. Provide DRP with copies of County Assessor's field notes, preliminary ownership and permit information.
4. Coordinate participation of appropriate agencies based on the scope of the violation(s).
5. Chair pre-NAT meeting and review NAT Protocol.
6. Facilitate discussions at pre-NAT meetings to incorporate any late updates and safety concerns to be discussed at meetings.
7. Review nature of complaint(s) to ensure the integrity of enforcement procedure in case future criminal prosecution is required.
8. At the site, verify with Law Enforcement that owner/occupant granted the team permission to enter the property and take photographs.
9. Upon entry to the site, provide owner/occupant with an overview of complaint, violation(s) and team inspection procedures.
10. Obtain owner/occupant ID information from Law Enforcement and distribute to team members as needed.
11. Determine building code violations.

12. Provide timeframe of when cases will be scheduled for investigation.
13. After investigation make agency referrals when necessary.
14. Facilitate "debrief meetings" after NAT to exchange information and review that day(s) inspections for possible improvements of future NATs.

DRP-Zoning Enforcement:

1. Research and interpret Planning entitlements [i.e., Conditional Use Permit (CUP), Plot Plan, Certificate of Compliance, and Community Standards Districts].
2. Provide the Team with aerial photographs of inspection sites.
3. Determine Zoning Code violations.

DA Investigators:

1. All NAT site visits should be performed with DAI or LASD in attendance.
2. The DA Investigators are the lead Law Enforcement with LASD providing as needed assistance.
3. Review all sites for possible criminal investigations that may affect the Team.
4. Assess and establish exit strategy and rally point for each site.
5. Make initial contact with occupants via "Door Knock" to obtain access for the Team.
6. Obtain owner permission to enter and take photographs.
7. Determine if site is safe for Code Enforcement investigation to proceed.
8. Invite Team onto property and introduce NAT Coordinator who will provide details of the NAT process.
9. Obtain ID information and provide to NAT Coordinator for distribution to Team as needed.
10. Monitor security of Team.

LASD:

1. When acting as the lead Law Enforcement agency performs all of the above duties noted under DAIs #'s 1 - 10.
2. Lead on all law enforcement action outside of the NAT Code Enforcement process.

ALL AGENCIES:

1. Treat all people contacted with respect.
2. During investigations avoid cell phones for private conversations and inappropriate laughing or conversations.
3. Attend the pre-NAT meeting and post-NAT debriefing.
4. Determine code violations pertaining to each agency's jurisdiction.
5. Discuss property violations with the owner/occupant in a detailed manner.
6. Immediately inform Team of violations that could affect another agency's requirements.

7. Leave notices on site unless further research is required to verify existence of code violations.
8. Provide a copy of notice(s) or a summary of violations to the NAT Coordinator.
9. Notify Law Enforcement when leaving the NAT or inspecting areas not visible to Law Enforcement.
10. Notify Team when case is closed.
11. Prepare and forward the required case information to the DA for conferences or criminal prosecution and/or to CC for civil prosecution.

SAFETY

The most important factor in each NAT investigation is the safety of the staff and the public. Since the majority of NAT investigators are done with the consent of the property owner it is imperative that the Team is courteous and respectful of each person and their property rights.

The following issues related to safety will be followed at each site and will be discussed in each pre-NAT meeting:

- Known safety concerns for each site to be investigated, (ex. criminal activity, dogs, and environmental hazards).
- Law Enforcement will make contact and get consent to enter.
- The rally point.
- Team stays together during inspection. Do not wander off or stay in the vehicles unless approved by the lead Law Enforcement.
- When not actively involved with an investigation, maintain vigilance for the safety of the public, Team, and yourself.
- Report to lead Law Enforcement when joining or leaving a NAT or an inspection site.
- Code Enforcement staff does not approach site until cleared by Law Enforcement.
- Unless prior arrangements have been made with the NAT Coordinator, all participants must be present for the per-NAT meeting.
- Upon completion of investigation Team should exit site together and account for all staff.
- Obey all vehicle safety laws.

COMPLAINT SOURCE

Complaints are referred to the NAT by the Los Angeles County Board of Supervisors, participating Departments, other governmental agencies or the public. On occasions cases may be proactively found during an active investigation in an area. All complaints should be transmitted to the NAT Coordinator in writing and can be e-mailed, faxed or mailed.

ATTACHMENT II

COMPLAINT CRITERIA

Private Property complaints are referred to NAT for any of the following reasons:

- Severe or multiple agency code violations; or
- Potentially unsafe inspection conditions.

NAT will not be the initial responder for issues which are exclusively Law Enforcement. LASD will take the lead in handling known or reported unlawful activity on a property before any NAT investigations take place. However, after all Law Enforcement issues have been addressed, the property should be referred to the NAT Coordinator for investigation of any Code violations observed during the Law Enforcement investigation. On occasion and depending upon prior agreement, with the necessary departments, NAT inspections may be conducted immediately after tactical Law Enforcement issues have been addressed.

INSPECTION AGENDA

Potential locations must be forwarded to the NAT Coordinator at least five (5) working days in advance of the scheduled NAT inspection day. Late additions to a NAT agenda cannot be accommodated without a full search of the permit/County Assessor's records. Emergency or critical cases will be handled case-by-case.

[Any addition to the agenda may require a deletion of other items.]

SITE VISIT

"Right of Entry" issues will be reviewed before proceeding onto any property. If entry is denied, an inspection Warrant may be obtained.

HIGH PRIORITY NAT CASES

In cases where the Code violations are deemed to be "High Priority" and efforts to gain voluntary compliance has been unsuccessful, the DAIs will facilitate the referral to the DA for criminal filing or CC for civil action. In the role as facilitator, DAI's will lead investigation activities and coordinate case filing preparation.

ROUTINE NAT CASES

The Code Enforcement agencies will meet quarterly with the DA to discuss the status of referred cases.

CC will call "as needed" meetings to discuss the status of referrals for civil action or receiverships.

Any variation from the above protocol must be reviewed and approved in advance.

ATTACHMENT II

WEST RANCHO DOMINGUEZ-VICTORIA CSD: HORSE STABLE DEVELOPMENT STANDARDS AND NEW POLICY RECOMMENDATIONS

	Issue	Responsible Agency: Summary of Existing Code Language and Standards	New Policy Recommendations
1.	**Horse Shelter Standards**	**1. ACC (Title 10):** ACC's code for animal shelters reads as follows: 10.40.010 Animal care - Requirements for owners and animal establishments. Every person, within the county of Los Angeles, who owns any animal or who owns, conducts, manages or operates any animal facility for which a license is required by this Division 1, shall comply with each of the following conditions: • Housing facilities for animals shall be structurally sound and shall be maintained in good repair, to protect the animals from injury, to contain the animals, and to restrict the entrance of other animals. • Proper shelter and protection from the weather shall be provided at all times. • Stalls/barns should be maintained in a dry and sanitary condition and mucked daily. (10.40.010 C.) • Title 10 Section J. Every building or enclosure where animals are maintained shall be constructed of material easily cleaned and shall be kept in a sanitary condition and in good repair. The building shall be properly ventilated to prevent drafts and to remove odors. Heating and cooling shall be provided as required, according to the physical need of the animals, with sufficient light to allow observation of animals and sanitation. An animal facility housing animals must be equipped with working smoke alarms and have means of fire suppression, such as a sprinkler system in each room where animals are kept, or functioning fire extinguishers. **2. B & S (Title 26-31):** Stables classified as Group U occupancies. Appendix C titled Group U-Agricultural Buildings is a chapter in building code (allowable height, area, mixed occupancies, and exits). Updated every three years. **3. Health (11.16.090):** It is unlawful to keep or maintain a premise with animals in a foul or unsanitary condition	**1. ACC and DRP** Stalls/Corrals/Pens (ACC): • All animal enclosures, including, but not limited to stalls, rooms, cages, and pens, shall be of sufficient size to provide adequate and proper accommodations for the animals kept therein. • Stall Size: Minimum size of each horse stall shall be 12' x 12'. Required on site plan. • Walking Path: Each stall shall be accessible to an access area, at least 12' wide and 12' tall (if applicable). Required on site plan. • Stall Coverage: Each stall should be a minimum of 12' high. The minimum size for single horse shelters should be at least equal to that of a box stall (12x12). Required on site plan. • Building Materials: All horse shelters shall be constructed in a workmanlike manner and shall consist of fire-resistant materials typically utilized in the construction of animal containment facilities. Required on site plan. **2. B & S:** Existing standards and code language will remain intact. **3. Health:** Existing standards and code language will remain intact.

WEST RANCHO DOMINGUEZ-VICTORIA CSD: HORSE STABLE DEVELOPMENT STANDARDS AND NEW POLICY RECOMMENDATIONS

	Issue	Responsible Agency: Summary of Existing Code Language and Standards	New Policy Recommendations
2.	**Horse Stable Development Standards**	**1. ACC:** None	**1. ACC and DRP** • Feed Storage Area Required: Feed storage area with a clear path to and from feed area maintained. Required on site plan. • Manure Management Area Required: Manure bins must be stored away from horses and feed storage area. Required on site plan. • Tack Storage Area Required: Based on number of horses. Required on site plan. • Water Storage Area Required: Or proof that water is delivered to each individual stall. Required on site plan (if applicable)
		2. DRP (Title 22): West Rancho-Dominguez-Victoria CSD • 10' landscaped setback from front property line. • All activities conducted outside an enclosed structure and within 500 feet of a residential zone shall require a CUP. • M-1 Zones: The minimum lot size shall be 10,000 square feet with a minimum lot width of 75 feet. • M-2 Zones: The minimum lot size shall be 20,000 square feet with a minimum lot width of 100 feet. **3. Health:** • 35 ft. setback from restaurant or a residential use, and 100 ft. setback from school, hospital or other similar institution (Per Section 11.16.090) • Unlawful to keep any animal where domestic water supply could be contaminated, and 50 ft. setback from well, stream, channel, etc. (Per Section 11.38.600) • Requires a business to provide adequate (plumbed) and conveniently located toilet facilities and lavatories. (Per Section 11.38.570)	**2. DRP:** Parking: Three (3) pull through parking spaces (9' x 44') and three (3) regular parking spaces for each 12 horses. Required on site plan. **3. Health:** • Feed Storage Area: Feed storage area size will be based on the number of horses and the weekly amount of hay needed for feeding. • Manure Management Area: Waste management plan will be required. Receptacle capacity and storage space requirements based on number of horses and average waste generated.

WEST RANCHO DOMINGUEZ-VICTORIA CSD: HORSE STABLE DEVELOPMENT STANDARDS AND NEW POLICY RECOMMENDATIONS

<table>
<tr><th></th><th>Issue</th><th>Responsible Agency: Summary of Existing Code Language and Standards</th><th>New Policy Recommendations</th></tr>
<tr><td>3.</td><td>General Horse Care Standards</td><td>ACC: ACC's code for general care is as follows: All animals shall be supplied with sufficient good and wholesome food and potable water that is free from debris and is readily accessible and available as often as the feeding habits of the respective animals require (LA County Code Title 10 Section B).

• LACO Code Title 10 Section F. Animals shall not be neglected, teased, abused, mistreated, annoyed, tormented or in any manner made to suffer by any person or means.</td><td>ACC: Recommendations based on UC Davis Minimum Standards of Horse Care in the State of CA or as cited.

<u>Water</u>: Horses must have access to a clean source of water at least twice per day, but preferable continuously.
<table>
<tr><th>Minimum Daily Water Requirements for Horses by body weight</th><th>Resting/Normal Environmental Temperature (41-77 F)</th><th>Heavy Workload (double to triple resting requirements)</th><th>Gestation/Lactation (add minimum of 30% to resting requirements)</th><th>High Heat and Humidity (double to triple resting requirements)</th></tr>
<tr><td>500-lb horse</td><td>3 gallons per day</td><td>6-9 gallons per day</td><td>4 gallons per day</td><td>6 to 9 gallons per day</td></tr>
<tr><td>1,000-lb horse</td><td>6 gallons per day</td><td>12 to 18 gallons per day</td><td>8 gallons per day</td><td>12 to 18 gallons per day</td></tr>
<tr><td>1,500-lb horse</td><td>9 gallons per day</td><td>18 to 27 gallons per day</td><td>12 gallons per day</td><td>18 to 27 gallons per day</td></tr>
<tr><td>2,000-lb horse</td><td>12 gallons per day</td><td>24 to 36 gallons per day</td><td>16 gallons per day</td><td>24 to 36 gallons per day</td></tr>
</table>
<u>Feeding</u>: Horses confined without available pasture to graze must be fed at least once, but preferably twice, daily at a minimum. Horses on pasture may need to be supplemented with other feeds at least once daily if the pasture grass is insufficient to maintain body weight and health. California Health and Safety Code 25988; FASS Standards, 3rd ED., January 2010, p.21</td></tr>
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WEST RANCHO DOMINGUEZ-VICTORIA CSD: HORSE STABLE DEVELOPMENT STANDARDS AND NEW POLICY RECOMMENDATIONS

	Issue	Responsible Agency: Summary of Existing Code Language and Standards	New Policy Recommendations
3.	**General Horse Care Standards, cont.**	• LACO Code Title 10 Section I. Every animal facility shall isolate sick animals so as not to endanger the health of other animals. • LACO Code Title 10 Section P. Animals which are natural enemies, temperamentally unsuited, or otherwise incompatible, shall not be quartered together, or so near each other as to cause injury, fear or torment. If two or more animals are so trained that they can be placed together and do not attack each other or perform or attempt any hostile act to the others, such animals shall be deemed not to be natural enemies. • LACO Code Title 10 Section Q. Any tack, equipment, device, substance or material that is, or could be, injurious or cause unnecessary cruelty to any animal shall not be used. • LACO Code Title 10 Section C. Animals shall be groomed and kept in a manner which is not injurious to their health. All animal buildings or enclosures shall be maintained in a clean and sanitary condition to control odors and to prevent the spread of disease. • LACO Code Title 10 Section R. Working animals shall be given adequate rest periods. Confined or restrained animals shall be given exercise appropriate for the individual animal under particular conditions.	Food Storage: Grains and supplements should be stored in barrels/containers with lids. Hay should be stored off the ground and covered when raining to prevent mold. Good quality hay, whether green (alfalfa) or grass hay, should be clean, sweet smelling and dust and mold free. Veterinary/Health Care: Horses exhibiting signs of pain, suffering or failure to thrive from any medical condition or injury must receive veterinary care within an appropriate time period. (California Health and Safety Code 25988; Penal Code 597; FASS, 3rd Ed., January 2010, pp. 9-10) • Euthanasia must be performed by a veterinarian or trained law enforcement officer if the horse is too severely injured to move, if it is suffering without probability to be rehabilitated, or if it is necessary to protect the health and safety of the horse or people in the near vicinity. • Proper vaccinations and regular dental care required.

WEST RANCHO DOMINGUEZ-VICTORIA CSD: HORSE STABLE DEVELOPMENT STANDARDS AND NEW POLICY RECOMMENDATIONS

	Issue	Responsible Agency: Summary of Existing Code Language and Standards	New Policy Recommendations
3.	**General Horse Care Standards, cont.**	• LACO Code Title 10 Section S. An animal which is overheated, weakened, exhausted, sick, injured, diseased, lame or otherwise unfit shall not be worked, used or rented. • LACO Code Title 10 Section T. Any animal which the department has suspended from use may not be worked or used until released by the department. • LACO Code Title 10 Section U. Animals bearing evidence of malnutrition, ill health, unhealed injury or having been kept in an unsanitary condition shall not be displayed. • LACO Code Title 10 Section V. Any animal whose appearance is or may be offensive or contrary to public decency shall not be displayed.	<u>Hoof Care:</u> Proper hoof care should occur on a regular basis to maintain functional condition. Hoof trimming should occur every 6 to 8 weeks or more often as required (California Health and Safety Code 25988; FASS Standards, 3rd Ed., January 2010, p. 97). <u>Grooming:</u> Horses should be groomed periodically to remove hair shedding from the coat and thus avoid hair matting, which can be painful.
4.	**Horse Stable Recreation Standards**	No existing County standards or code language.	**ACC and DRP:** Horses confined in stalls with minimal space should receive at least 30 minutes of free time (turnout) or 15 minutes of controlled exercise per day (e.g., hand walking, lunging, riding, hot walker, treadmill, Eurociser) unless directed otherwise by a veterinarian. *On-site recreation requirements may be waived or eased if adjacent to equestrian facilities or amenities. • Minimum of one (1) 60' x 100' riding arena for each 50 horses. Required on site plan. • Minimum of one (1) 50' diameter riding ring for each 25 horses. Required on site plan.

WEST RANCHO DOMINGUEZ-VICTORIA CSD: HORSE STABLE DEVELOPMENT STANDARDS AND NEW POLICY RECOMMENDATIONS

	Issue	Responsible Agency: Summary of Existing Code Language and Standards	New Policy Recommendations
5.	**Horse Stable License**	**Treasurer and Tax Collector Office (TTC):** 1. The applicant comes to TTC for a Business License. 2. The applicant is given a written referral for the Department of Regional Planning's (DRP) approval. 3. Once the approval is obtained from DRP the applicant returns to TTC and completes an application and pays the Business License fees. 4. TTC sends electronic referrals to Animal Control, Fire Department, and Public Health. 5. TTC issues the Business License once all referrals have been approved by these departments.	No changes proposed
6.	**Animal Keeping License**	**Health:** Per Section 8.04.030.– 050, Title 11, an animal keeping license is required for over 10 livestock (horses are considered livestock). Category III allows up to 100 or more livestock.	Existing code language for the animal keeping license is under review and is being proposed for significant edits. Health will have to advise as proposed changes evolve and to what extent it would impact horse stable businesses.
7.	**Manure Management**	**Health:** Per Section 11.16.010-030, Title 11, any owner, agent or manager of a premise must keep premise in sanitary condition and free of rubbish and any other form of waste. • Requires water tight receptacles • Waste cannot sit for more than 7 days	**Health:** Waste management plan will be required. Receptacle capacity and storage space requirements based on number of horses and average waste generated.

WEST RANCHO DOMINGUEZ-VICTORIA CSD: HORSE STABLE DEVELOPMENT STANDARDS AND NEW/POLICY RECOMMENDATIONS

	Issue	Responsible Agency: Summary of Existing Code Language and Standards	New Policy Recommendations
8.	**Vector Control (Fly and Pest Management)**	**1. Health:** Per Section 11.30.010-.080, any owner, agent or manager must keep premise in sanitary condition and free of rubbish and any other form of waste. • Section 11.16.050: No person shall permit the contents of any sewage effluent, excrement, urine, slop water, butcher offal, market refuse, garbage, rubbish, cans, dead animals, dead fowl, or any other putrid or offensive animal or vegetable matter, to remain or to be deposited or discharged upon the surface of the ground on any premises, lot, or in any building, basement, or in any public street, or into, or in a manner that might contaminate, any standing water, stream, hole, excavation or public place **2. ACC:** County Code Title 10, Section C. Animals shall be groomed and kept in a manner which is not injurious to their health. All animal buildings or enclosures shall be maintained in a clean and sanitary condition to control odors and to prevent the spread of disease.	**1. Health:** Existing standards and code language will remain intact. **2. ACC:** See No. 3: General Horse Care Standards
9.	**Water and Waste Runoff**	**1. Health:** Per Section 11.38.600, it is unlawful for any person to locate or maintain any animal or fowl in such manner or location whereby any portion of a domestic water supply system may become contaminated or polluted, or for any animal or fowl to be kept within 50 feet from any stream, water channel, spring, well, pond, lake, reservoir, infiltration gallery or underground water from which water may be drawn for domestic consumption. **2. DPW:** Stormwater, drainage, flood zone, and LID issues are addressed during plan check and inspected during construction. (Title 26 and 12)	**1. Health:** Existing standards and code language will remain intact. **2. DPW:** Existing standards and code language will remain intact. Drainage required to be shown on site plan.

WEST RANCHO DOMINGUEZ-VICTORIA CSD: HORSE STABLE DEVELOPMENT STANDARDS AND NEW POLICY RECOMMENDATIONS

	Issue	Responsible Agency: Summary of Existing Code Language and Standards	New Policy Recommendations
10.	**Electrical and Sprinkler Standards**	**1. ACC:** County Code Title 10, Section J. Every building or enclosure where animals are maintained shall be constructed of material easily cleaned and shall be kept in a sanitary condition and in good repair. The building shall be properly ventilated to prevent drafts and to remove odors. Heating and cooling shall be provided as required, according to the physical need of the animals, with sufficient light to allow observation of animals and sanitation. **2. B & S:** Any electrical work will require a permit and will be inspected during construction. (Title 27) **3. Fire:** Sprinkler Standards for enclosed structures can be found in the NFPA 13 or Chapter 9 of the LA County Fire Code.	**1. ACC** • A facility housing animals must be equipped with working smoke alarms and have means of fire suppression, such as a sprinkler system in each room where animals are kept, or functioning fire extinguishers. **2. B & S:** Existing standards and code language will remain intact. **3. Fire:** Existing standards and code language will remain intact.
11.	**Emergency Evacuation Plan**	No existing County standards or code language.	**ACC:** Proposing that an evacuation plan be required for horse stables in Title 10.
12.	**Misc.**	Any proposed stable development and construction would be reviewed on a case by case basis for determining specific building code requirements.	Existing requirement will remain intact.

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

WEST RANCHO DOMINGUEZ-VICTORIA ORDINANCE AMENDMENT
PROJECT SUMMARY

PROJECT IDENTIFICATION:	An amendment to the West Rancho Dominguez-Victoria Community Standards District (CSD) of Title 22 (Zoning Ordinance) to regulate the development of commercial horse stables within the CSD.
REQUEST:	Adopt the proposed amendment to Title 22 and adopt the Negative Declaration for the project.
LOCATION:	West Rancho Dominguez-Victoria CSD
STAFF CONTACT:	Mr. Travis Seawards at (213) 974-6462
RPC MEETING DATE:	September 25, 2013
RPC RECOMMENDATION:	Forward to the Board of Supervisors for consideration in a public hearing and recommend adoption of the proposed ordinance amendment.
MEMBERS VOTING AYE:	Louie, Valadez, Helsley, Pederson, and Modugno
MEMBERS VOTING NO:	None
MEMBERS ABSENT:	None
BOARD HEARING:	November 26, 2013

KEY ISSUES:

In response to a fire that occurred at an unpermitted commercial horse stable boarding approximately 130 horses on 1.5 acres in the unincorporated community of West Rancho Dominguez-Victoria, your Board adopted an interim ordinance to temporarily prevent the establishment of commercial horse stables in any zone within the West Rancho Dominguez-Victoria CSD and directed the Chief Executive Office (CEO) to convene the Athens Way Horse Stables Task Force (Task Force).The Task Force was instructed to report back to your Board within 90 days with policy recommendations and a Corrective Action Plan for the Athens Horse Stables property. A Department-led Standards sub-committee was tasked with formulating policy recommendations for potential changes to the County Code for the approval and development of commercial horse stables within the CSD. On November 30, 2012, the CEO provided your Board with a final report on the Task Force's recommendations. On January 15, 2013, your Board recommended approval of the policy recommendations provided by the Task Force and directed County Counsel, in consultation with the respective County departments, to draft a proposed ordinance or ordinances for your consideration that would amend the County Code.

Title 22 does not contain a definition for commercial horse stables, and commercial horse stables are not listed in Title 22 as a land use. Therefore, commercial horse stables, as with other unlisted uses, are by default a permitted use in industrial zones and are approved through a ministerial review. As a ministerial review, additional development conditions cannot be placed on these projects. While the County does have regulations for the individual keeping of horses as pets on residential and agricultural properties, these standards do not apply to commercial horse stables.

The proposed amendment to the West Rancho Dominguez-Victoria CSD contains a definition of commercial horse stables, identifies zones where the use is permitted, and

provides new site plan requirements and development standards for commercial horse stables in the CSD. Projects for commercial horse stables will continue to be reviewed through a ministerial process. To be approved, however, submittals for commercial horse stables must demonstrate that the proposed site can accommodate adequate areas for food storage, manure management, tack storage, water storage, and wash racks. In addition, the proposed ordinance requires that each facility provide and maintain a minimum horse stall size and access area, and include parking and recreation areas based on the number of horse stalls at the facility. The Regional Planning Commission adopted the resolution recommending the proposed amendment to your Board for approval and staff was instructed to forward the item to your Board for consideration in a public hearing.	
MAJOR POINTS FOR:	• The amendment to establish development standards for commercial horse stables in the CSD would ensure that commercial horse stables are more compatible with the surrounding land use and neighborhood development pattern. • The amendment to establish development standards for commercial horse stables is intended to protect the public health, safety and welfare of animals and residents in the CSD. • The amendment to provide development standards for commercial horse stables would provide specific development standards that would assist in the enforcement of noncompliant facilities.
MAJOR POINTS AGAINST:	• The amendment creates development standards for commercial horse stables that do not apply to all parts of the unincorporated County. • The amendment maintains commercial horse stables as a ministerial approval, which limits the County's ability to mitigate any potential environmental and/or land use impacts from these uses.

REGIONAL PLANNING COMMISSION
SUMMARY OF PUBLIC HEARING PROCEEDINGS

AMENDMENT TO TITLE 22 (ZONING ORDINANCE) REGARDING PROPOSED DEVELOPMENT STANDARDS FOR COMMERCIAL HORSE STABLES IN THE WEST RANCHO DOMINGUEZ COMMUNITY STANDARDS DISTRICT (CSD)

The Regional Planning Commission (Commission) conducted a public hearing to consider a proposed ordinance that proposes new requirements and development standards for commercial horse stables in the West Rancho Dominguez-Victoria CSD in Title 22 of the County Code on September 25, 2013.

Staff presented the proposed ordinance to the Commission. The ordinance will only apply to the West Rancho Dominguez-Victoria CSD area and maintains commercial horse stable projects as a ministerial planning review. However, commercial horse stable projects are now required to meet several new site plan requirements and development standards.

Site Plan standards will include areas for feed storage, water storage, manure management, tack storage, and wash rack areas will be require to be shown on the site plans. DRP will approve site plans that clearly identify these areas, but Animal Care and Control and Public Health will be the agencies that will monitor the adequacy of these facilities upon their review of stable facilities.
New Development Standards for commercial horse stables being proposed will include: minimum requirements for horse stall sizes, minimum requirements for access areas between stalls, and minimum requirements for recreation areas, such as riding rings and riding arenas, to be based on the number of horses on site. Lastly, requirements for the provision of on-site parking are based on the number of horse stalls on the site.

The Commission voiced concerns about animal cruelty cases, such as abandoned horses, and how this issues is will be addressed. Staff asked Marcia Mayeda, Director of Animal Care and Control, to respond. Ms Mayeda states that animal abuse and abandonment is a crime and that these cases are reported to criminal authorities. Ms. Mayeda also stated that her Department has the authority to seize animals if they are in immediate danger and has done so many times. Commissioner Helsley also requested that horse stalls be sufficiently divided in order to prevent horses from abusing one another. There were no comments from the public on the proposed ordinance.

The Commission closed the public hearing and recommended the proposed amendment to the Board. Commissioners Helsley, Louie, Modugno, Pedersen, and Valadez voted aye. Staff was then instructed to transmit the item to the Board of Supervisors for consideration in a public hearing.

After voting, Commissioner Helsley requested that a note be added to the motion for the Board to consider establishing the ordinance countywide.

RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2013-00562
CASE NO. RADV201300002 / ENV CASE NO. 201300208

WHEREAS, the Regional Planning Commission of the County of Los Angeles has reviewed the matter of an amendment to Title 22 (Planning and Zoning Ordinance) of the Los Angeles County Code relating to regulating commercial horse stables within the West Rancho Dominguez-Victoria Community Standards District; and

WHEREAS, the Regional Planning Commission finds as follows:

1. On June 18, 2012, a fire occurred at an unpermitted commercial horse stable boarding approximately 130 horses on 1.5 acres on the 13000 block of Athens Way in the unincorporated community of West Rancho Dominguez-Victoria, where two horses, a pony and a goat perished. This particular facility had been cited for numerous code violations and was the subject of investigations by several County agencies including Building and Safety, Regional Planning, Public Health and Animal Care and Control.

2. On July 17, 2012, the Los Angeles County Board of Supervisors (Board) adopted an interim ordinance to temporarily prevent the establishment of commercial horse stables within the West Rancho Dominguez-Victoria Community Standards District (CSD) until appropriate standards for these facilities could be fully analyzed and recommended to the Board for possible adoption.

3. On January 15, 2013, the Board of Supervisors directed County Counsel, in consultation with the Department of Regional Planning to: 1) prepare an ordinance amending Title 22, in order to update regulations on equestrian facilities in the West Rancho Dominguez area; and 2) assess whether the updated regulations on equestrian facilities should be incorporated into other Community Standards Districts and Land Use Plans for other areas in the Second District.

4. Title 22 does not contain a definition for commercial horse stables, and commercial horse stables are also not listed in Title 22 as a land use. Therefore, commercial horse stables, as with other unlisted uses, are by default permitted in industrial zones and approved through a ministerial review.

5. The County has regulations for the individual keeping of horses as pets on residential and agricultural properties, but these standards do not apply to commercial horse stables.

6. The existing development standards in Title 22 fail to provide the necessary regulations for the development of commercial horse stables in the West Rancho Dominguez-Victoria CSD.

7. The regulations within the proposed amendment were developed with input from the appropriate County agencies, including Animal Care and Control and Public Health. In addition, staff researched best practices for the care of horses and for the operation of commercial horse stables.

8. To ensure that commercial horse stables are developed in a manner that is compatible with surrounding land uses and adequately meet the needs of the horses stabled at the facility, each facility must provide an adequate area for feed storage, manure management, tack storage, water storage and wash racks.

9. To address the well-being and safety of the horses stabled at the facility, minimum standards and requirements for stall size, stall access areas, and recreation areas must be met.

10. Properties developed with commercial horse stables must be enclosed by a perimeter fence or wall, provide standard and pull-through parking spaces, based on the number of horse stalls provided, and be neatly maintained, with all structures, fence, and recreation areas maintained in good condition.

11. The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act reporting requirements.

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends that the Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider the proposed amendment to Title 22 (Planning and Zoning Ordinance) of the Los Angeles County Code relating to regulating commercial horse stables within the West Rancho Dominguez-Victoria Community Standards District;

2. Certify the completion of and adopt the attached Negative Declaration and find that the ordinance amendment will not have a significant effect on the environment; and,

3. Adopt the draft ordinance as recommended by this Commission and amend Title 22 accordingly, and determine that the amendments are consistent with the goals and policies of the Los Angeles County General Plan.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on September 25, 2013.

By _____
Rosie O. Ruiz, Secretary
Regional Planning Commission
County of Los Angeles

APPROVED AS TO FORM:
OFFICE OF THE COUNTY COUNSEL

By _____
Jill Jones, Deputy County Counsel
Property Division

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.

...

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

NEGATIVE DECLARATION

PROJECT NO. R2013-00562
ENVIRONMENTAL CASE NO. 201300208

1. **DESCRIPTION:** The project is a proposed amendment to the West Rancho Dominguez-Victoria Community Standards District (CSD) that provides a definition of commercial horse stables, identifies zones where the use is permitted, and provides new site plan requirements and development standards for commercial horse stables in the CSD.

2. **LOCATION:** West Rancho Dominguez-Victoria Community Standards District, Unincorporated Los Angeles County.

3. **PRPONENT:**
   Los Angeles County Department of Regional Planning
   320 West Temple Street
   Los Angeles, CA 90012

4. **FINDINGS OF NO SIGNIFICANT EFFECT:** The attached Initial Study disclosed that there is no substantial evidence that the adoption of the proposed ordinance will have a significant effect on the environment.

5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:** The location and custodian of the record of proceedings on which the adoption of this Negative Declaration is based is:

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

PREPARED BY: Travis Seawards, Regional Planner, Zoning Permits West

DATE: November 13, 2013

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	• 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-

	resistant materials typically utilized in the construction of animal containment facilities.
Horse Stable Development Standards	• 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	• 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
☐

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	*Approval Required*
County of Los Angeles	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	Less than Significant Impact	Less than Significant Impact w/ Project Mitigation	Potentially Significant Impact	
Environmental Factor	Pg.					*Potential Concern*
1. Aesthetics		☐	☒	☐	☐	
2. Agriculture/Forest		☒	☐	☐	☐	
3. Air Quality		☐	☒	☐	☐	
4. Biological Resources		☒	☐	☐	☐	
5. Cultural Resources		☒	☐	☐	☐	
6. Energy		☐	☒	☐	☐	
7. Geology/Soils		☐	☒	☐	☐	
8. Greenhouse Gas Emissions		☐	☒	☐	☐	
9. Hazards/Hazardous Materials		☐	☒	☐	☐	
10. Hydrology/Water Quality		☐	☒	☐	☐	
11. Land Use/Planning		☒	☐	☐	☐	
12. Mineral Resources		☒	☐	☐	☐	
13. Noise		☐	☒	☐	☐	
14. Population/Housing		☒	☐	☐	☐	
15. Public Services		☐	☒	☐	☐	
16. Recreation		☐	☒	☐	☐	
17. Transportation/Traffic		☐	☒	☐	☐	
18. Utilities/Services		☐	☒	☐	☐	
19. Mandatory Findings of Significance		☐	☒	☐	☐	

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

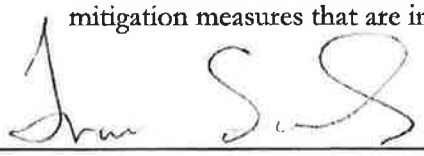
☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ 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

9-19-13

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

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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)?	☐	☐	☐	☒
b) Be visible from or obstruct views from a regional riding or hiking trail?	☐	☐	☐	☒
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, historic buildings, or undeveloped or undisturbed areas?	☐	☐	☐	☒
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?	☐	☐	☒	☐
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

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

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	☐	☐	☐	☒
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)?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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 FMMP[1], 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:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with or obstruct implementation of applicable air quality plans of the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD?	☐	☐	☐	☒
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)?	☐	☐	☒	☐
c) Exceed a South Coast AQMD or Antelope Valley AQMD CEQA significance threshold?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) Expose sensitive receptors (e.g., schools, hospitals, parks) to substantial pollutant concentrations due to location near a freeway or heavy industrial use?	☐	☐	☒	☐
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

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

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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)?	☐	☐	☐	☒
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.	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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.)?	☐	☐	☐	☒

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 (CNDDB), 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.

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[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

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

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:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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.)	☐	☐	☐	☒
b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	☐	☐	☒	☐

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 *CAL*Green 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

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
f) Conflict with the Hillside Management Area	☐	☐	☐	☒

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

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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.	☐	☐	☒	☐
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?	☐	☐	☒	☐

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

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

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)?	☐	☐	☐	☒
ii) in a high fire hazard area with inadequate access?	☐	☐	☐	☒
iii) in an area with inadequate water and pressure to meet fire flow hazards?	☐	☐	☒	☐
iv) in proximity to land uses that have the potential for dangerous fire hazard (such as refineries, flammables, and explosives manufacturing)?	☐	☐	☒	☐

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 Envirostor 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

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?	☐	☐	☒	☐
f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	☐	☐	☒	☐
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)?	☐	☐	☐	☒

h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?	☐	☐	☐	☒
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?	☐	☐	☐	☒
j) Otherwise substantially degrade water quality?	☐	☐	☒	☐
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?	☐	☐	☐	☒
l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?	☐	☐	☐	☒
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?	☐	☐	☐	☒
n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

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:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Physically divide an established community?	☐	☐	☐	☒
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.	☐	☐	☐	☒
c) Be inconsistent with the zoning designation of the subject property?	☐	☐	☐	☒
d) Conflict with Hillside Management Criteria, SEA Conformance Criteria, or other applicable land use criteria?	☐	☐	☐	☒

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

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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

Would the project result in:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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?	☐	☐	☒	☐
b) Exposure of sensitive receptors (e.g., schools, hospitals, senior citizen facilities) to excessive noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒

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 airstrip[20]. 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

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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)?	☐	☐	☐	☒
b) Cumulatively exceed official regional or local population projections?	☐	☐	☐	☒
c) Displace existing housing, especially affordable housing?	☐	☐	☐	☒
d) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

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

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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?	☐	☐	☒	☐
Sheriff protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Libraries?	☐	☐	☒	☐
Other public 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.

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

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
d) Would the project interfere with regional open space connectivity?	☐	☐	☐	☒

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

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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.	☐	☐	☒	☐
b) Exceed the County Congestion Management Plan (CMP) Transportation Impact Analysis thresholds?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
f) Result in inadequate emergency access?	☐	☐	☒	☐

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

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exceed wastewater treatment requirements of the Los Angeles or Lahontan Regional Water Quality Control Boards?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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)?	☐	☐	☐	☒
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?	☐	☐	☒	☐
g) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐

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

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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)?	☐	☐	☒	☐

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?	☐	☐	☒	☐

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.

PUBLIC NOTICES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

NOTICE OF PUBLIC HEARING
AMENDMENT TO TITLE 22 PLANNING AND ZONING ORDINANCE
OF THE LOS ANGELES COUNTY CODE
PROJECT NUMBER R2013-00562-(2)
CASE NUMBER RADV 201300002-(2), RENV 201300208-(2)

Notice is hereby given that the Board of Supervisor will conduct a public hearing on the above matter on **Tuesday, November 26, 2013, at 9:30 a.m.** in Room 381B of the Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Interested persons will be given an opportunity to testify.

The Board will also consider adoption of the Negative Declaration associated with this project.

General description of proposal:

Amendment to an ordinance that proposes new requirements and development standards for the establishment of commercial horse stables in the West Rancho Dominguez-Victoria Community Standards District (CSD);

Written comments may be sent to the Executive Office of the Board of Supervisors to Room 383 at the above address. If you do not understand this notice or need more information, please contact Mr. Travis Seawards at tseawards@planning.lacounty.gov between 7:30 a.m. to 6:00 p.m. Monday through Thursday. For general information on this or other County ordinances, please call (213) 974-6432. Project materials will also be available on the Department of Regional Planning website at: http://planning.lacounty.gov/view/amendment_west_rancho_dominguez-victoria_csd_urban_horse_stables_regs/.

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

Si no entiende esta noticia o necesita más información, por favor llame este número (213) 974-4899.

RECEIVED
OCT 21 2013
BY:_____

Sachi A. Hamai

SACHI A. HAMAI
EXECUTIVE OFFICER OF
BOARD OF SUPERVISORS

MAILING LIST

R2013-00562-(2)
RADV 201300002

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Henry Porter, President of Southwest Community Association	PO Box 47898	Los Angeles, CA 90047
Theodis McLeod, Athens Park Concerned Citizens	153 W. 123rd Street	Los Angeles, CA 90061
Department of Regional Planning, Attn: Travis Seawards	320 W. Temple St., 13th Floor	Los Angeles, CA 90012