Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

August 26, 2009

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

Dear Supervisors:

HEARING ON AMENDMENT TO TITLE 22 (PLANNING AND ZONING) OF THE LOS ANGELES COUNTY CODE RELATED TO FARMWORKER HOUSING

SUBJECT

The Draft Farmworker Housing Ordinance, which is a program in the Los Angeles County Housing Element, amends the zoning code (Title 22 of the Los Angeles County Code) to bring the County's provisions for farmworker housing into compliance with the Employee Housing Act (Sections 17000-17062.5 of the California Health and Safety Code).

IT IS RECOMMENDED THAT YOUR BOARD, AFTER THE PUBLIC HEARING:

1. 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 that 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; and

2. Approve the recommendation of the Regional Planning Commission to amend the County Code to modify the permitting procedures for farmworker housing, as outlined in the Draft Farmworker Housing Ordinance; and

3. Instruct County Counsel to prepare an ordinance to amend Title 22, as recommended by the Regional Planning Commission.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Draft Farmworker Housing Ordinance implements *Program 43: Farmworker Housing Assistance Program* of the Third Revision of the Housing Element.

The Draft Ordinance proposes two types of farmworker housing: *farmworker dwelling unit* and *farmworker housing complex*. The Draft Ordinance permits *farmworker dwelling units* and *farmworker housing complexes* in zones that permit single-family residential uses and agricultural uses, either through a discretionary or non-discretionary procedure, in accordance with Sections 17021.5 and 17021.6 of the State Employee Housing Act.

In the interest of public health and safety, the Draft Ordinance prohibits *farmworker dwelling units* in Airport Influence Areas and Environmentally Sensitive Habitat Areas (ESHAs). *Farmworker housing complexes* are prohibited in Airport Influence Areas, ESHAs and Very High Fire Hazard Severity Zones (VHFHSZs).

The Draft Ordinance does not modify parking standards for residential uses for farmworker housing, except for the following: the allowance of tandem and uncovered parking; and for *farmworker housing complexes* that are group living quarters, such as bunkhouses, a requirement for one parking space for every three beds. In addition to existing development standards for residential land uses, *farmworker dwelling units* and *farmworker housing complexes* are required to locate at least 75 feet from barns, pens, and other structures that house livestock or poultry, which is required by Title 25 of the California Code of Regulations, and 50 feet from other agricultural uses.

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

The Draft Farmworker Housing Ordinance is in conformance with the purpose, intent and provisions of the Los Angeles County General Plan. Specifically, the proposed ordinance supports *Housing Availability Goal 1* and *Housing Affordability Goal 3* in the Housing Element, as well as *Conserve Resources and Enhance Environmental Quality Policy 22* in the Land Use Element.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The Draft Farmworker Housing Ordinance promotes the County's strategic planning Goal 1: Organizational Effectiveness, by addressing regulatory barriers to the development of farmworker housing. The Draft Ordinance also addresses Goal 2:

Children, Family and Adult Well-Being. Adequate and safe housing is necessary to create strong and stable families and the Draft Farmworker Housing Ordinance helps to address the housing needs of farmworkers and their families. In addition, the Draft Ordinance helps to "promote a wide range of housing opportunities", which is Strategy 4 under Goal 3: Community and Municipal Services. The Draft Ordinance also will help in implementing the Los Angeles County Housing Element, which is Objective 2 of Goal 3, Strategy 4.

FISCAL IMPACTS/FINANCING

Implementation of the Draft Farmworker Housing Ordinance will not result in a loss of revenue to the County or add 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.

The Draft Farmworker Housing Ordinance will not result in additional net County costs, and therefore, a request for funding is not being made at this time.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On August 5, 2008, the Board of Supervisors adopted the Fourth Revision of the Housing Element. The State Housing Element Law (Government Code Sections 65580-65589.8) requires local jurisdictions to address and analyze the housing needs of special needs populations, including farmworkers; conduct an inventory of sites suitable for farmworker housing; and where the sites inventory fails to identify adequate sites for farmworker housing, implement a program that allows farmworker housing by-right. As the Los Angeles County Housing Element (2008-2014) does not identify adequate sites for farmworker housing, the County must implement a program to maintain consistency with the Housing Element Law.

The Draft Ordinance implements a program from the Third Revision of the Housing Element (1998-2005), *Program 43: Farmworker Housing Assistance Program,* as well as a portion of *Program 2: Removal of Governmental Constraints* in the Fourth Revision of the Housing Element (2008-2014). The Fourth Revision of the Housing Element reiterates the County's commitment to implementing Program 43, and references the Employee Housing Act (Sections 17000-17062.5 of the Health and Safety Code) for further guidance in *Appendix F: Progress Report on the Implementation of the Farmworker Housing Assistance Program (Program 43) for the Third Revision of the Housing Element.*

It is the intent of the Draft Ordinance to bring the County's provisions for farmworker housing into compliance with the Employee Housing Act. There are three main sections of the Employee Housing Act that offer guidance in how local jurisdictions should permit farmworker housing for the purposes of zoning and land use:

- Section 17021.5 of the Health and Safety Code considers farmworker housing for five to six farmworkers as a single-family structure and as a residential land use.

- Section 17021.6 of the Health and Safety Code considers farmworker housing consisting of no more than 36 beds in group living quarters or 12 units or spaces for farmworkers and their households, as an agricultural land use. With the exception of Sections 17021.5 and 17021.6, the Employee Housing Act defers all other zoning requirements, local fire zones, property lines and water and sewer to local jurisdictions.

- Section 17008 of the Health and Safety Code highlights the flexibility in housing type for farmworker housing, which includes both conventional and non-conventional structures, and outlines the eligibility criteria for employee housing.

The Regional Planning Commission conducted public hearings regarding the Draft Farmworker Housing Ordinance on May 27, June 24, and July 29, 2009. No members of the public testified. The County received one public comment email from the Los Angeles County Farm Bureau related to the Draft Ordinance. During this time and at the instruction of the Commission, the staff met with the Executive Director of the Los Angeles County Farm Bureau to discuss and address their concerns. Due to the Farm Bureau's concern with the user friendliness of the Draft Ordinance, the staff committed to working with them on the development of the implementation guidelines. On July 29, 2009, the Regional Planning Commission voted to approve the proposed amendments and environmental document, and directed that the amendments and environmental documents be transmitted to your Board for consideration.

A public hearing is required pursuant to Section 22.16.200 of the County Code and Sections 65353-65356 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 65090 of the Government Code relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

The staff has prepared a Draft Initial Study and Negative Declaration for the proposed amendments to Title 22 in compliance with the California Environmental Quality Act (CEQA) and the environmental reporting procedures of the County of Los Angeles.

Depending on the zone and the type of farmworker housing, the projects will be ministerial, subject to CEQA or exempt from project-level environmental review if they meet the requirements for agricultural housing in Sections 21159.21 and 21159.22 of the Public Resources Code.

A copy of the proposed Negative Declaration was transmitted to all County libraries for public review. Public notice was also published in 15 newspapers, including two Spanish language newspapers, of general circulation in the unincorporated areas of Los

Angeles County between April 20 and April 27, 2009. The notice was also posted in the Los Angeles County Register-Recorder/County Clerk's office.

The staff has received letters from the Department of Parks and Recreation and the Fire Department regarding the environmental documentation. Neither Department had comments on the determination.

Based on the attached Negative Declaration, the adoption of the Draft Farmworker Housing Ordinance will not have a significant effect on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the Draft Farmworker Housing Ordinance will improve planning services by clarifying and codifying the requirements of the State Employee Housing Act, which creates transparency for both County staff and members of the public. The Draft Ordinance also will improve services by streamlining the land use permitting process for individuals interested in providing housing to farmworkers and their families.

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING

Jon Sanabria
Acting Director of Planning

JS:RCH:CC:AR

Attachments:

1. Resolution of the Regional Planning Commission
2. Project Summary
3. Draft Farmworker Housing Ordinance
4. Draft Initial Study and Negative Declaration
5. Draft Farmworker Housing Ordinance Background Report
6. Summary of Regional Planning Commission Proceedings
7. Public Comments
8. Legal Notice of Board Hearing
9. List of Persons to be Notified

c:

Chief Executive Officer
County Counsel
Executive Officer, Board of Supervisors

Attachment 1: Resolution of the Regional Planning Commission

RESOLUTION
THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing on May 27, June 24, and July 29, 2009 and discussed amendments to Title 22 (Planning and Zoning) of the Los Angeles County Code relating to farmworker housing; and

WHEREAS, the Commission finds as follows:

1. The State finds and declares that the availability of housing is of vital statewide importance, and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order [Government Code §65580(a)]; and

2. The State also finds and declares that the agricultural work force is vital to sustaining agricultural productivity, this work force has the lowest average income of any occupational group in the state, there exists a need to house this work force of crisis proportions which requires including among agricultural uses the housing of agricultural laborers, and such use of agricultural land is in the public interest [Government Code §51220(b)]; and

3. The State Housing Element Law requires an analysis of housing needs specific to special needs populations, including farmworkers [Government Code Section §65583 (a)(7)], and requires an inventory of sites suitable for residential development, including housing for farmworkers [Government Code §65583(a)(3)]. Where the sites inventory does not identify adequate sites to accommodate housing for farmworkers, the program shall provide sufficient sites to meet the need with zoning that permits farmworker housing by right [Government Code §65583(c)(1)(C)]; and

4. The Fourth Revision of the Housing Element, adopted by the Board of Supervisors on August 5, 2008, includes population estimates for agricultural workers in Los Angeles County and the unincorporated area. Citing 2000 U.S. Census data, the Housing Element states that there are approximately 7,700 agricultural workers in Los Angeles County; 1,192 of which live in unincorporated Los Angeles County; and

5. The Fourth Revision of the Housing Element includes Appendix F, which provides a description of the implementation of Program 43 - Farmworker Housing Assistance Program from the Third Revision of the Housing Element; and

6. The proposed Farmworker Housing Ordinance implements the Farmworker Housing Program described in the Third and Fourth Revisions of the Los Angeles County Housing Element; and

7. The California Employee Housing Act (§§17000-17062.5 of the Health and Safety Code), mandates that for the purposes of zoning and land use, housing for six or fewer farmworkers shall be deemed a single-family structure with a residential land use designation; and housing consisting of no more than 36 beds in group quarters for farmworkers or 12 units or spaces designed for use by farmworkers and their households shall be deemed an agricultural land use designation; and

8. The proposed Farmworker Housing Ordinance brings the County's current provisions for farmworker housing into compliance with the California Employee Housing Act (§§17000-17062.5 of the Health and Safety Code), and does the following: permits farmworker housing complexes and farmworker dwelling units in zones that permit agricultural uses and single family residential uses, either through a discretionary or non-discretionary procedure; and

9. Unincorporated Los Angeles County contains areas that are environmentally sensitive and areas that pose health and safety risks. Environmentally Sensitive Habitat Areas (ESHAs), Hillside Management Areas, and Significant Ecological Areas (SEAs) are environmentally sensitive. In accordance with Public Resources Code §30240(a), the Malibu Local Coastal Program, adopted by the Board of Supervisors on October 7, 1986, only permits resource-dependent uses, such as hiking trails, in ESHAs. Airport Land Use Influence Areas and Very High Fire Hazard Severity Zones (VHFHSZs) pose health and safety threats. The Los Angeles County Airport Land Use Plan, adopted by the Los Angeles County Airport Land Use Commission on December 19, 1991, cautions residential uses from locating in areas with Community Noise Equivalent Levels (CNEL) between 65 and 70 and recommends against residential uses in areas above 70 CNEL. Very High Fire Hazard Severity Zones, designated based on vegetation, topography, and climate, are areas prone to wildfire hazards. Wildfires are extremely costly to residents and local jurisdictions and pose a serious threat to the preservation of the public peace, health, or safety [Government Code §51175(a)]; and

10. The proposed Farmworker Housing Ordinance adds additional prohibitions for farmworker dwelling units in Airport Land Use Influence Areas and Environmentally Sensitive Habitat Areas. In addition, farmworker housing complexes are prohibited in Very High Fire Hazard Severity Zones, and require conditional use permits for Significant Ecological Areas and Hillside Management Areas; and

11. The State Department of Housing and Community Development (HCD) is the agency charged with monitoring and enforcing the Employee Housing Act; and

12. The proposed Farmworker Housing Ordinance adds additional verification requirements to ensure that the farmworker housing is restricted to farmworkers or farmworkers and their households; and

13. The proposed Farmworker Housing Ordinance is consistent with the purpose, intent and provisions of the General Plan and supports the following goals, policies, and programs:

    Housing Element, Housing Availability, Goal 1: A wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly persons with special needs, including but not limited to low income households, seniors, persons with disabilities, single-parent households, the homeless and at-risk homeless, and farmworkers.

    Housing Element, Housing Affordability, Goal 3: A housing supply that ranges broadly in housing costs to enable all households, regardless of income, to secure adequate housing.

General Policies, Housing and Community Development, Policy 47: Promote the provision of an adequate supply of housing by location, type and price.

Land Use Element, Conserve Resources and Enhance Environmental Quality, Policy 22: In non-urban areas outside of Potential Agricultural Preserves, encourage the retention and expansion of agriculture by promoting compatible land use arrangements and providing technical assistance to involved farming interests.

Land Use Element – Recommended Action Program, Program III – 20: Amend the County regulations (including the zoning ordinance) to allow increased densities as a means of encouraging low and moderate income housing; and

14. An Initial Study was prepared for the proposed Farmworker Housing Ordinance in compliance with the California Environmental Quality Act (CEQA), which demonstrates that there is no substantial evidence that the amendments will have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a related Negative Declaration for this project; and

15. Upon notice duly provided pursuant to California Government Code §65090 and 22.64.174 of the Los Angeles County Code, the Regional Planning Commission held public hearings on the proposed Farmworker Housing Ordinance on May 27, June 24, and July 29, 2009.

WHEREAS, the Regional Planning Commission, having considered all materials, file information, the negative declaration, all State and public comments and reports from the staff, does make the following findings:

1. The Negative Declaration was prepared, reviewed and circulated pursuant to the provisions of the County Code and the California Environmental Quality Act (CEQA) and reflects the independent judgment and analysis of the County; and, the project has no potential to cause significant impacts to the environment; and

2. The proposed Farmworker Housing Ordinance is intended to streamline the land use permitting process for farmworker housing that meets the requirements of the Employee Housing Act within the unincorporated areas of Los Angeles County; and

3. There exists within unincorporated Los Angeles County an affordable housing crisis, as well as constraints to the further development of affordable housing, including farmworker housing, related to regulatory, physical, and financial issues. The adoption of the proposed Farmworker Housing Ordinance is intended reduce regulatory barriers, while protecting and promoting the public health, safety and welfare.

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

1. That the Board hold a public hearing to consider the proposed amendments to Title 22 (Planning and Zoning) of the Los Angeles County Code ; and

2. That the Board adopt the attached Negative Declaration and find that the proposed amendments will not have a significant effect on the environment; and

3. That the Board adopt the proposed Farmworker Housing Ordinance, as recommended by this Commission, and determine that the amendments are compatible with and supportive of the goals and policies of the Los Angeles County General Plan.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission in the County of Los Angeles on July 29, 2009.

Linda Garcilla (for)

ROSIE RUIZ, Secretary
County of Los Angeles
Regional Planning Commission

APPROVED AS TO FORM:
OFFICE OF THE COUNTY COUNSEL

By Elaine M Lemke

ELAINE LEMKE
Principal Deputy County Counsel

Attachment 2: Project Summary

DEPARTMENT OF REGIONAL PLANNING

PROJECT SUMMARY

PROJECT IDENTIFICATION:	Proposed ordinance amendment to Title 22 related to farmworker housing
REQUEST:	Adoption of the proposed ordinance amendment related to farmworker housing
LOCATION:	Countywide
STAFF CONTACT:	Anne Russett at (213) 974-6417
RPC MEETING DATES:	March 27, June 24, and July 29, 2009
RPC RECOMMENDATION:	Board public hearing to consider adoption of the draft farmworker housing ordinance
MEMBERS VOTING AYE:	Commissioners Valadez, Bellamy, Helsley, Rew, and Modugno
MEMBERS ABSENT:	None
KEY ISSUES:	The proposed ordinance amendment will ensure that the County's provisions for farmworker housing are in compliance with the State Employee Housing Act (Sections 17000 – 17062.5 of the California Health and Safety Code).
MAJOR POINTS FOR:	The State Housing Element Law requires local jurisdictions to address and analyze the housing needs of special needs populations, including farmworkers; conduct an inventory of sites suitable for farmworker housing; and where the sites inventory fails to identify adequate sites for farmworker housing, implement a program that allows farmworker housing by right. Since the Los Angeles County Housing Element (2008-2014) does not identify adequate sites for farmworker housing, the County must implement a program that permits farmworker housing by-right. The California Department of Housing and Community Development (HCD) certified the Los

Angeles County Housing Element (2008-2014) on November 6, 2008. In order to maintain certification and consistency with the State Housing Element Law, the County must implement the programs outlined in the Housing Element.

The previously adopted Housing Element included a program – *Program 43: Farmworker Housing Assistance Program*. Los Angeles County committed to implementing this program with the recent adoption of the 2008-2014 Housing Element. The draft farmworker housing ordinance implements this program.

The draft farmworker housing ordinance ensures that the County's provisions for farmworker housing are consistent with the State Employee Housing Act and streamlines the land use permitting process for individuals interested in providing housing to farmworkers and their families.

MAJOR POINTS AGAINST:

The draft farmworker housing ordinance may be considered modest as it does not go beyond what is required by the State Employee Housing Act.

It is not anticipated that the draft farmworker housing ordinance will result in many farmworker housing projects due to the decline of agricultural in Los Angeles County and the cost associated with maintaining such housing.

Attachment 3: Draft Farmworker Housing Ordinance

ORDINANCE NO. _____

An ordinance amending Title 22—Planning and Zoning—of the Los Angeles County Code to establish provisions for farmworker housing in accordance with the Employee Housing Act (commencing with Section 17000 of the California Health and Safety Code).

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

SECTION 1. Sections 22.20.070, 22.20.170, 22.20.260, 22.20.340, 22.20.410, 22.24.070.A, and 22.24.120.A are hereby amended to add in alphabetical order the following use as a permitted use in Zones R-1, R-2, R-3, R-4, R-A, A-1, and A-2, respectively, as follows:

…

<u>-- Farmworker dwelling units, as provided in Part 23 of Chapter 22.52.</u>

…

SECTION 2. Section 22.20.100.A is hereby amended to add in alphabetical order the following use subject to permit in Zone R-1, respectively, as follows:

…

<u>-- Farmworker housing complexes, as provided in Part 23 of Chapter 22.52.</u>

…

SECTION 3. Section 22.20.200.A. is hereby amended to add in alphabetical order the following use subject to permit in Zone R-2, respectively, as follows:

…

-- Farmworker housing complexes, as provided in Part 23 of Chapter 22.52.

…

SECTION 4. Section 22.20.260 is hereby amended to add in alphabetical order the following use as a permitted use in Zone R-3, respectively, as follows:

…

-- Farmworker housing complexes, as provided in Part 23 of Chapter 22.52, if the housing accommodation is apartment houses, single-family residences subject to the standards of 22.20.105, or two-family residences, and consistent with Section 22.20.310.

…

SECTION 5. Section 22.20.290.A. is hereby amended to add in alphabetical order the following use subject to permit in Zone R-3, respectively, as follows:

…

-- Farmworker housing complexes, as provided in Part 23 of Chapter 22.52, except as otherwise permitted in Section 22.20.260.

…

SECTION 6. Section 22.20.340 is hereby amended to add in alphabetical order the following use as a permitted use in Zone R-4, respectively, as follows:

…

-- Farmworker housing complexes, as provided in Part 23 of Chapter 22.52, if the housing accommodation is apartment houses, single-family residences subject to the standards in 22.20.105, two-family residences, or rooming and boarding houses, and consistent with Section 22.20.390.

…

SECTION 7. Section 22.20.370.A is hereby amended to add in alphabetical order the following use subject to permit in Zone R-4, respectively, as follows:

…

-- Farmworker housing complexes, as provided in Part 23 of Chapter 22.52, except as otherwise permitted in Section 22.20.340.

…

SECTION 8. Sections 22.20.410, 22.24.070.A, and 22.24.120.A are hereby amended to add in alphabetical order the following use as a permitted use in Zones R-A, A-1, and A-2, respectively, as follows:

…

-- Farmworker housing complexes, as provided in Part 23 of Chapter 22.52.

…

SECTION 9. Section 22.24.150.A is hereby amended to delete the following use:

…

~~-- Farm labor camps.~~

…

SECTION 10. Sections 22.28.030, 22.28.080, 22.28.130, 22.28.180, and 22.28.290 are hereby amended to read as follows:

22.28.030 Permitted Uses. Premises in Zone C-H may be used for ~~the following commercial uses~~:

…

C. The following uses:

-- Farmworker dwelling units, as provided in Part 23 of Chapter 22.52.

-- Farmworker housing complexes, as provided in Part 23 of Chapter 22.52.

22.28.080 Permitted Uses. Premises in the Zone C-1 may be used for:

…

C. The following uses:

-- Farmworker dwelling units, as provided in Part 23 of Chapter 22.52.

-- Farmworker housing complexes, as provided in Part 23 of Chapter 22.52.

22.28.130 Permitted Uses. Premises in the Zone C-2 may be used for:

…

C. The following uses:

-- Farmworker dwelling units, as provided in Part 23 of Chapter 22.52.

-- Farmworker housing complexes, as provided in Part 23 of Chapter 22.52.

22.28.180 Permitted Uses. Premises in the Zone C-3 may be used for:

…

C. The following uses:

-- Farmworker dwelling units, as provided in Part 23 of Chapter 22.52.

-- Farmworker housing complexes, as provided in Part 23 of Chapter 22.52.

22.28.290 Permitted Uses. A. Premises in Zone C-R may be used for:

…

3. Other uses.

-- Farmworker dwelling units, as provided in Part 23 of Chapter 22.52.

-- Farmworker housing complexes, as provided in Part 23 of Chapter 22.52.

…

SECTION 11. Section 22.28.260.A is hereby amended to add in alphabetical order the following uses subject to permit in Zone C-M, respectively, as follows:

…

-- Farmworker dwelling units, as provided in Part 23 of Chapter 22.52.

-- Farmworker housing complexes, as provided in Part 23 of Chapter 22.52.

…

SECTION 12. Section 22.52.1180 is hereby amended to read as follows:

…

F. Each farmworker housing complex consisting of group living quarters, such as barracks and bunkhouses, shall have one parking space for every three beds. Parking for farmworker dwelling units and farmworker housing complexes pursuant to Part 23 may be uncovered and/or provided in tandem.

SECTION 13. Part 23 of Chapter 22.52 is hereby added to read as follows:

Part 23

FARMWORKER HOUSING

Sections:

22.52.2400 Purpose.

22.52.2410 Definitions.

22.52.2420 Prohibited areas.

22.52.2430 Farmworker housing types.

22.52.2440 Development standards.

22.52.2450 Additional requirements.

22.52.2400 Purpose.

The purpose of this Part 23 is to establish provisions for farmworker housing, which is deemed an issue of Statewide importance pursuant to Section 65580 (a) of the California Government Code, in accordance with the Employee Housing Act (commencing with Section 17000 of the California Health and Safety Code).

22.52.2410 Definitions.

The following definitions apply to this Part 23 of Chapter 22.52:

-- “Agriculture” as defined in Section 1140.4 (a) of the California Labor Code means farming in all its branches, including the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural or horticultural commodities (including commodities defined as agricultural commodities in Section 1141j(g) of Title 12 of the United States Code), the raising of livestock, bees, furbearing

animals, or poultry, and any practices (including any forestry or lumbering operations) performed by a farmer or on a farm as an incident to or in conjunction with such farming operations, including preparation for market and delivery to storage or to market or to carriers for transportation to market.

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

-- “Farmworker dwelling unit” means a single family structure, which is occupied solely by farmworkers.

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

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

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

22.52.2420 Prohibited areas.

A. Farmworker dwelling units shall be prohibited if any portion of the building site is located in an Airport Influence Area or an Environmentally Sensitive Habitat Area (ESHA).

B. Farmworker housing complexes shall be prohibited if any portion of the building site is located in an Airport Influence Area, an Environmentally Sensitive Habitat Area (ESHA), or a Very High Fire Hazard Severity Zone.

22.52.2430 Farmworker housing types.

A. Farmworker dwelling unit.

1. A minimum of five farmworkers and no more than six farmworkers shall occupy a farmworker dwelling unit.

2. Permitted occupancy includes farmworkers who do not work on the property where the farmworker housing is located.

B. Farmworker housing complexes.

1. A minimum of five farmworkers shall occupy a farmworker housing complex.

2. Permitted occupancy includes farmworkers who do not work on the property where the farmworker housing is located.

3. A farmworker housing complex shall be no more than twelve residential units per lot designed for use by farmworkers and their households, or group living quarters, such as barracks and bunkhouses, accommodating no more than thirty-six beds per lot for use by farmworkers.

C. Per Section 17008 (a) of the California Health and Safety Code, farmworker housing provided by the employer and maintained in connection with any work or place where work is being performed, can include, but is not limited to: group living quarters, dwelling, boardinghouse, tent, bunkhouse, maintenance-of-way car, mobilehome, manufactured home, recreational vehicle, travel trailer, or other housing accommodations, and may be for temporary, seasonal, or permanent residency.

D. Per Section 17008 (b) of the California Health and Safety Code, farmworker housing not maintained in connection with any workplace and provided by someone other than an agricultural employer shall house farmworkers of any agricultural employer(s) for:

1. Temporary or seasonal residency, or

2. Permanent residency, if the housing accommodation is a mobilehome, manufactured home, travel trailer, or recreational vehicle

E. Farmworker housing shall comply with the Employee Housing Act (Health and Safety Code Sections 17000-17062.5), the Mobilehome Parks Act (Health and Safety Code Sections 18200-18700), and the Special Occupancy Parks Act (Health and Safety Code Sections 18860-18874), as applicable.

22.52.2440 Development standards.

A. Setbacks: Farmworker housing shall be located not less than 75 feet from barns, pens or other structures that house livestock or poultry, and not less than 50 feet from any other agricultural use.

B. Floor area: For farmworker housing complexes in group living quarters, such as barracks and bunkhouses, the minimum floor area used for sleeping purposes is 50 square feet for each occupant.

22.52.2450 Additional requirements.

A. The property owner shall obtain all permits and approvals from the county departments of public health, fire, and public works, and the State Department of Housing and Community Development (HCD), as applicable.

1. Farmworker housing complex. Prior to the issuance of a ministerial approval for a farmworker housing complex, the property owner shall submit any required information for review and approval by the county departments of public health, fire and public works. This information may include the verification of adequate sewer and water infrastructure. The property owner shall pay the actual cost for the review of the project to the applicable agency. Improvements required by the county departments of public health, fire and public works shall be implemented by the property owner.

B. Covenant and agreement. The property owner shall record in the office of the county recorder a covenant and agreement running with the land for the benefit of the county of Los Angeles.

1. The covenant and agreement shall require the following:

a. That the property owner agrees to the requirements of this Part 23.

b. That the property owner shall obtain and maintain a permit(s) with the State Department of Housing and Community Development (HCD), pursuant to the Employee Housing Act and the California Code of Regulations, Title 25, Division 1, Chapter 1, Sections 600 through 940.

c. That any improvements required by the county departments of public health, fire and public works, as specified in Section 22.52.2450.A.1 shall be implemented.

d. That the property owner shall submit a verification form annually to

the department of regional planning.

e. That any violation thereof shall be subject to the enforcement procedures of Part 6 of Chapter 22.60.

C. Farmworker housing verification form. The property owner shall complete and submit to the director of planning a verification form no later than 30 days after receiving a permit to operate from the State Department of Housing and Community Development (HCD), and annually thereafter, to ensure compliance with this Part 23. The verification form shall include information regarding the housing type, number of dwelling units or beds, number of occupants, occupants' employment information, and proof that a permit to operate from HCD has been obtained and maintained.

* * *

Attachment 4: Draft Initial Study and Negative Declaration

DRAFT July 1, 2009

STAFF USE ONLY

PROJECT NUMBER: R2008-01324
CASE: RADV T200800008

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

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

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

Staff Member: Anne Russett

Thomas Guide: *N/A*

USGS Quad: *N/A*

Location: *Countywide*

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

Gross Area: *N/A*

Environmental Setting: Countywide – Unincorporated Areas

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

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

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

In addition, the proposed ordinance requires the following:

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

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

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

General Plan: Countywide

Community/Area Wide Plan: Countywide

Major projects in area:

Project Number	Description & Status
N/A	

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

REVIEWING AGENCIES

Responsible Agencies

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

Trustee Agencies

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

Special Reviewing Agencies

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

Regional Significance

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

County Reviewing Agencies

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

IMPACT ANALYSIS MATRIX

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

Environmental Finding:

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

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

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

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

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

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

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

Reviewed by: *Anne Russett, Regional Planning Assistant II, Housing Section* Date: *07/16/2009*

Approved by: *Connie Chung, AICP, Supervising Regional Planner, Housing Section* Date: *07/16/2009*

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

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

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

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

h. ☐ ☐ ☐ Other factors? _____

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

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

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

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

HAZARDS - 2. Flood

SETTING/IMPACTS

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

STANDARD CODE REQUIREMENTS

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

☒ Approval of Drainage Concept by DPW

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

☐ Lot Size ☐ Project Design

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

CONCLUSION

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

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

HAZARDS - 3. Fire

SETTING/IMPACTS

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

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

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

g. ☐ ☐ ☐ Other factors?

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

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

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

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

HAZARDS - 4. Noise

SETTING/IMPACTS

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

STANDARD CODE REQUIREMENTS

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

☐ **MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Compatible Use

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

CONCLUSION

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

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

RESOURCES - 1. Water Quality

SETTING/IMPACTS

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

STANDARD CODE REQUIREMENTS

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

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

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

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

RESOURCES - 2. Air Quality

SETTING/IMPACTS

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

STANDARD CODE REQUIREMENTS

☒ Health and Safety Code Section 40506

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

☐ Project Design ☐ Air Quality Report

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

CONCLUSION

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

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

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? Many areas within unincorporated Los Angeles County are relatively natural and undisturbed (Source: Los Angeles County SEA and ESHA maps). The proposed ordinance requires conditional use permits for *farmworker housing complexes* proposed within SEAs, and prohibits *farmworker housing complexes* and *farmworker dwelling units*, which are not resource dependant uses, in Environmentally Sensitive Habitat Areas (ESHAs). (Source: Public Resources Code Section 30240(a)). Future *farmworker housing complexes* and *farmworker dwelling units* are subject to the County environmental policies and require the appropriate permits and approvals issued by the County Department of Regional Planning, such as Oak Tree Permits, and SEATAC and ERB reviews, as applicable, and/or the CA State Department of Housing and Community Development. Future *farmworker housing complexes* and *farmworker dwelling units* are also subject to existing development standards currently applied to other residential projects. Furthermore, future *farmworker housing complexes* and *farmworker dwelling units* will be required to comply with General Plan policies that discourage development in, and promote the preservation of, environmentally sensitive areas (Source: Los Angeles County General Plan Land Use Element Policy 13 and Conservation and Open Space Element Policy 7).
b.	☐	☐	☒	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? Future *farmworker housing complexes* and *farmworker dwelling units* will require the appropriate permits and approvals from the Department of Fire, Public Works, Regional Planning, Public Health (Environmental Health), and/or the CA State Department of Housing and Community Development, and be subject to General Plan policies related to the protection of natural habitats (per Los Angeles County General Plan Conservation and Open Space Element Policy 12). Furthermore, *farmworker housing complexes* and *farmworker dwelling units* are prohibited in Environmentally Sensitive Habitat Areas (ESHAs).
c.	☐	☐	☒	Is a major drainage course located on the project site that is depicted on USGS quad sheets by a blue dashed line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream or lake? Future *farmworker housing complexes* and *farmworker dwelling units* may be located near a drainage course. *Farmworker housing complexes* and *farmworker dwelling units* proposed in a Sensitive Environmental Resource Area (SERAs) will be subject to ERB review. *Farmworker housing complexes* proposed in SEAs will require SEATAC review, as well as project-level environmental review. Some projects will require the approval of a drainage concept from the Department of Public Works. Future *farmworker housing complexes* and *farmworker dwelling units* are subject to County environmental and building code provisions and require the appropriate permits and approvals issued by the County Department of Regional Planning, Public Works, and/or the CA State Department of Housing and Community Development, as applicable.

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

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

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

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

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

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

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

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

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

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

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

CONCLUSION

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

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

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

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

☐ **MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Phase I Archaeology Report

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

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

CONCLUSION

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

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

RESOURCES - 5.Mineral Resources

SETTING/IMPACTS

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

☐ **MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

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

CONCLUSION

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

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

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

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

☐ **MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

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

CONCLUSION

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

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

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

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

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

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

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

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

CONCLUSION

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

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

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

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

☐ **MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS**

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

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

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

CONCLUSION

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

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

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

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

STANDARD CODE REQUIREMENTS

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

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

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

CONCLUSION

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

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

SERVICES - 3. Education

SETTING/IMPACTS

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

☐ **MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS**

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

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

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

CONCLUSION

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

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

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

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

☐ **MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS**

☒ Fire Mitigation Fees

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

CONCLUSION

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

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

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

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

STANDARD CODE REQUIREMENTS

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

☐ **MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

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

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

CONCLUSION

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

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

OTHER FACTORS - 1. General

SETTING/IMPACTS

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

STANDARD CODE REQUIREMENTS

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

☐ **MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS**

☐ Lot size ☐ Project Design ☐ Compatible Use

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

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

CONCLUSION

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

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

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

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

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

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

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

j. ☐ ☐ ☐ Other factors? _____

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

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

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

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

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

☐ **MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS**

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

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

CONCLUSION

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

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

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

SETTING/IMPACTS

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

☐ **MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS**

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

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

CONCLUSION

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

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

MANDATORY FINDINGS OF SIGNIFICANCE

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

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

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

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

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

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

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

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

CONCLUSION

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

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

DETAILED PROJECT DESCRIPTION

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

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

Proposed Ordinance

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

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

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

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

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

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

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

TABLE 1. Farmworker Housing Types

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

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

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

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

The proposed ordinance makes the following exceptions:

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

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

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

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

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

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

The proposed ordinance includes the following development standards:

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

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

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

Density

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

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

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

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

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

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

Source: Department of Regional Planning, GIS Section.

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

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

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

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

[2] Based on a review of Los Angeles County Crop and Livestock Reports.
[3] Based on a review of case history of employee housing use the DRP's case tracking systems (C-TRACK and KIVA).
[4] "Active" facilities meet the requirements of the Employee Housing Act, including the definition of employee housing, per Section 17008 of the Health and Safety Code, and are enforced and monitored by the State Department of Housing and Community Development (HCD).
[5] Based on a review of data provided by the State Department of Housing and Community Development.
[6] Los Angeles County Crop and Livestock Report, 2006.

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

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

*Table does not include the following commodities: cut flowers and decorative, livestock production, apiary, & forest products
**Nursery products in square feet (not acres)
Source: Los Angeles County Crop and Live Stock Reports, 2000-2006

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

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

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

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

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

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

NEGATIVE DECLARATION

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

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

2. LOCATION: Countywide

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

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

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

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

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

DATE: July 1, 2009

Attachment 5: Draft Farmworker Housing Ordinance Background Report

FARMWORKER HOUSING ORDINANCE BACKGROUND REPORT

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
HOUSING SECTION

JULY 2009

FARMWORKER HOUSING ORDINANCE BACKGROUND REPORT

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
HOUSING SECTION

JULY 2009

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INTRODUCTION

The following report provides the background information for proposed amendments to Title 22 to: define farmworker or agricultural employee; remove "farm labor camp"; permit farmworker housing in compliance with the provisions of the Employee Housing Act; and create a new Part 23 in Chapter 22.52 to include development standards and enforcement requirements for farmworker housing. By clarifying and codifying the requirements of the Employee Housing Act, which creates transparency for both County staff and persons interested in providing this type of housing, the County will ensure that its provisions for farmworker housing comply with the State Law.

Orchards in the Antelope Valley, near Littlerock.
(Unincorporated Los Angeles County)

The purpose of the proposed amendments is to implement the Los Angeles County Housing Element, which requires the creation of adequate housing opportunities for farmworkers living and working in the unincorporated areas.

The following sections of this report provide an overview of active agricultural uses in the unincorporated areas of Los Angeles County—particularly in the Antelope Valley, Santa Clarita Valley and the Santa Monica Mountains—and the consequent need for farmworker housing. The implementation of the farmworker housing ordinance will ensure that Los Angeles County is in compliance with the Housing Element and the Employee Housing Act, and contribute to addressing the needs of growers and agricultural employees who live and work in the unincorporated areas.

HOUSING ELEMENT

Third Revision (1998-2005)

During the update of the Third Revision of the Housing Element, the staff determined that farmworkers faced many challenges in securing safe and affordable housing in Los Angeles County. This need was emphasized in a letter dated March 8, 2001 to the Department of Regional Planning from California Rural Legal Assistance, Inc., a legal advocacy organization (Appendix A).

The Third Revision of the Housing Element identifies a program—*Program 43: Farmworker Housing Assistance Program*—to plan for and encourage adequate housing opportunities for farmworkers. The program consists of a three-part strategy: Zoning Ordinance Revision; Outreach and Implementation; Outreach and Assistance to Non-Profit Builders of Farmworker Housing.

The first part of the program describes the preparation of an ordinance to amend Title 22 to allow farmworker housing through a Director's Review, subject to certain standards and requirements. It also defines the terms "farmworker" and "farmworker housing." The program describes farmworker housing to be permitted in zones A-1 and A-2, subject the following requirements:

- Minimum lot size of at least 10 acres in the case of prime agricultural land, or 40 acres in size in the case of land that is not prime agricultural land;
- Reserved for "farmworkers," as defined by either the U.S. Department of Agricultural (USDA) Rural Development Administration, or by the California Department of Housing and Community Development (HCD);

- Housing type should be either row housing or multi-family housing, or some form of group quarters.

The other two parts of Program 43, Outreach and Implementation and Outreach and Assistance to Non-Profit Builders of Farmworker Housing, are envisioned to be implemented concurrently with the preparation of the ordinance, and primarily through outreach efforts, such as targeting major growers and groups that work with the County's farmworker population, and providing assistance to developers of farmworker housing throughout the entitlement process, as needed.

Fourth Revision (2008-2014)

The Fourth Revision of the Housing Element analyzes the housing needs of persons with special needs, including agricultural workers. Citing 2000 Census data, the Housing Element states that there are approximately 7,700 (0.2% of the population) agricultural workers living in Los Angeles County as a whole. In the unincorporated areas, there are 1,192 agricultural workers, which make up 0.3% of the unincorporated County's population. The Housing Element also includes a progress report on the implementation of *Program 43: Farmworker Housing Assistance Program* from the Third Revision of the Housing Element (Appendix F of the Housing Element).

FARMWORKER HOUSING ISSUES

TEMPORARY/SEASONAL EMPLOYEE HOUSING VS. PERMANENT EMPLOYEE HOUSING

The housing needs of unaccompanied migrant farmworkers differ vastly from the permanent housing needs of farmworkers and their households. Unaccompanied migrant farmworkers are transitory and follow harvests, and are in need of seasonal housing. Migrant farmworkers may be faced with few options for safe, adequate, and seasonal housing, including housing that offers short-term leases. Based on the staff's interviews with stakeholders, some migrant farmworkers in Los Angeles County camp out in the fields during harvests. Currently, only one major grower in the unincorporated area provides barrack-style group living quarters for farmworkers.

Onsite, permanent farmworker housing for families in the Antelope Valley. (City of Lancaster, Los Angeles County)

Permanent housing options may also be out of reach for farmworkers and their households. Interviews with local growers and service providers suggest that most permanent farmworkers live close to where they work, or in a nearby local jurisdiction, such as Kern County, where there may be more affordable housing options.

HOUSING FOR FARMWORKERS BEYOND THE EMPLOYEE HOUSING ACT

The Employee Housing Act is one of many vehicles for addressing the need for farmworker housing. For example, some affordable housing developers specialize in the development of affordable housing for farmworkers and their households that may not be subject to the Employee Housing Act. These projects often utilize grants, subsidies and financing options offered by the State of California Department of Housing and Community Development and the U.S. Department of Agriculture (USDA) for farmworkers. In addition, various regulatory incentives are available to developers of affordable housing, which include housing for farmworkers, through the County's Density Bonus Ordinance. Affordable housing developers interested in creating housing for farmworkers and other very low income populations can utilize these incentives.

OVERVIEW OF STATE REQUIREMENTS AND PROVISIONS

The Government Code 51220-51222 identifies farmworkers as the lowest average wage earners in the State, and acknowledges efforts to address the need for farmworker housing as part of the effort to preserve agricultural land as an important public interest.

EMPLOYEE HOUSING ACT (HEALTH AND SAFETY CODE SECTION 17000-17062.5)

The Employee Housing Act enables the California Department of Housing and Community Development (HCD) to be the primary enforcement agency for employee housing.[1]

For the purposes of zoning and land use, Section 17021.5 of the Health and Safety Code considers farmworker housing for five, but no more than six farmworkers as a single-family structure and as a residential land use. In addition, Section 17021.6 considers farmworker housing consisting of no more than 36 beds in group living quarters or 12 units or spaces[2] for farmworkers and their households as an agricultural land use. With the exception of these two sections, the Employee Housing Act defers all other zoning requirements, local fire zones, property lines and water and sewer to local jurisdictions.

Rows of carrots in the Antelope Valley, east of Lancaster. (Unincorporated Los Angeles County)

Employee housing can be described as a portion or unit of any housing accommodation or structure that is occupied on a temporary, seasonal, or permanent basis by a total of five or more farmworkers, whether or not such an accommodation or structure is maintained in connection with any work or workplace.[3]

The housing accommodations can be temporary (not operated on the same site annually and established for one operation and then removed), seasonal (occupied for no more than 180 days in a calendar year) or permanent (occupied more than 180 days).

Housing accommodations include conventional and non-conventional structures and are not limited to: living quarters, dwelling, boardinghouse, tent, bunkhouse, maintenance-of-way car, mobilehome, manufactured home, recreational vehicle, and travel trailers. In addition, they can be maintained in one or more buildings or one or more sites, and on or offsite.

Employee Housing Eligibility Criteria

Per the Employee Housing Act, housing accommodations meet the definition of employee housing if the following factors exist:

- The housing is provided by the employer;

---

[1] Local jurisdictions can opt to act as their own enforcement agency.

[2] For the purposes of employee housing, the term “space” means an area used to accommodate a recreational vehicle, tent, maintenance-of-way car or other non-conventional structure used for housing farmworkers.

[3] § 610. Definition of “labor camp,” Title 25, CA Code of Regulations. For the purpose of the Employee Housing Act, “employee housing” means the same as “labor camp.”

- The housing is maintained in connection with any work or place where work is being performed;
- The housing consists of any living quarters, dwelling, boarding house, tent, bunkhouse, maintenance-of-way car, mobilehome, manufactured home, recreational vehicle, travel trailer, or other housing accommodations;
- The housing is maintained in one or more buildings or one or more sites; and
- The housing is provided to at least five employees.[4]

In addition, employee housing also includes housing accommodations occupied by five or more agricultural employees of any agricultural employer(s) for:

- Temporary or seasonal residency, or
- Permanent residency, if the housing is a mobilehome, manufactured home, travel trailer, or recreational vehicle.[5]

Lastly, employee housing does not include a hotel, motel, inn, tourist hotel, multifamily dwelling, or single-family housing if <u>all</u> of the following factors exist:

- The housing is offered to nonagricultural employees on the same terms that it is offered to agricultural employees;
- None of the occupants are employed by the owner of the property;
- None of the occupants have rent deducted from their wages;
- The owner or property manager is not an agricultural employer;
- Negotiation of the terms of occupancy is conducted between the property owner/managers and the occupant; and
- The occupants are not required to live in the housing as a condition of employment.[6]

Additional Regulations

The California Code of Regulations, Title 25; the California Building Standards Code, Title 24; the State Housing Law, Part 1.5; the Special Occupancy Parks Act, Part 2.3; and/or the Mobilehome Parks Act, Part 2.1 set forth specific provisions for employee housing to regulate the construction of housing, maintenance of grounds, buildings, sleeping space and facilities, sanitation, and heating, and the construction of mobilehome and recreational vehicle lots. As shown in Table 1, the laws and regulations governing employee housing depend on the housing type; however, all employee housing must comply with the Employee Housing Act and the Employee Housing Regulations.

Carrot harvest, Antelope Valley. (Unincorporated Los Angeles County)

The Mobilehome Parks Act and the Special Occupancy Parks Act specify that employee housing, which has obtained permits to operate from HCD and meets the requirements of Section 17021.6 of the Health and Safety Code, and is comprised of two or more lots or units held out for lease or rent or provided as a term or condition of employment, shall not be deemed a mobilehome park or recreational vehicle park for the purposes of the requirement to obtain annual permits and pay associated fees.

[4] Health and Safety Code Section 17008 (a)
[5] Health and Safety Code Section 17008 (b)
[6] Health and Safety Code Section 17008 (b) (1) (E)

Table 1. Housing Types and Corresponding Laws, Regulations, and Permit Procedures

Type	Laws and Regulations	Local Permits	State Permits
Conventional structures	Local regulations	Applicants must obtain permits from Regional Planning, Public Works, Fire, and Public Health (Environmental Health)	HCD issues permit to operate employee housing
Mobilehomes and manufactured housing (two or more on one lot)	CA Mobilehome Parks Act and Regulations	HCD requires an approval in concept from Regional Planning, Public Works, Fire, and Public Health (Environmental Health)	Upon consent from local agencies, HCD issues permit to construct and permit to operate *
Non-conventional structures (two or more on one lot), such as tents, recreational vehicles, and travel trailers	CA Special Occupancy Parks Act and Regulations	HCD requires an approval in concept from Regional Planning, Public Works, Fire, and Public Health (Environmental Health)	Upon consent from local agencies, HCD issues permit to construct and permit to operate *

* If a local agency is inappropriately withholding approval, HCD will issue the permit to construct and permit to operate.

OTHER RELATED STATE LAWS

Government Code 65580-65589.5 (Housing Element Law)

The Housing Element Law requires an analysis of housing needs specific to special needs populations, including farmworkers (Government Code Section 65583 (a)(7)). In addition, the Housing Element Law requires an inventory of sites suitable for residential development, including housing for farmworkers (Government Code 65583(a)(3)). Where the sites inventory does not identify adequate sites to accommodate housing for farmworkers, the program shall provide sufficient sites to meet the need with zoning that permits farmworker housing use by right (Government Code 65583(c)(1)(C)).

The Housing Element Law also states that local jurisdictions cannot disapprove a housing development project or impose conditions that render a project infeasible for low-income individuals, including farmworkers, without providing written findings based on substantial evidence on specified provisions, including that the development project is proposed on land zoned for agriculture or resource preservation that is surrounded on at least two sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project (Government Code Section 65589.5).

Labor Code 1140.4

“Agriculture” is defined broadly in the Labor Code to include all types of practices that occur on a farm, including the cultivation and harvesting of crops and the raising of livestock. Furthermore, an “agricultural employee” is defined as an individual who engages in any farming practice.

Public Resources Code 21159.21 – 21159.22 (CEQA)

The California Environmental Quality Act (CEQA) provides statutory exemptions for agricultural employee housing that meet specific environmental and affordability requirements. In order to be exempt from project-level environmental review under CEQA, agricultural employee housing projects must meet the environmental exemption requirements outlined in Sections 21159.21 and 21159.22. Projects cannot be located on wetlands or within floodplains. Additionally, projects for agricultural employees must be reserved for families of very low, lower and moderate incomes for at least 15 years.

Table 2. Timeline of California State Bills Related to Employee Housing

1913	California legislature created the Commission of Immigration and Housing. After an uprising on a farmworker camp, the Commission determined the cause was related to substandard living conditions.
1915	The Labor Camp Act established sanitation requirements for farm labor camps.
1937	Provisions of the Labor Camp Act were included in the newly established California Labor Code.
1965	Legislature repealed the Labor Camp Act and enacted the Employee Housing Act.
1965	Enforcement of the Employee Housing Act was transferred from the Department of Industrial Relations to the Department of Housing and Community Development.
1977	California Code of Regulations defined “seasonal” and “permanent housing” labor camps.
1984	SB 458 added Health and Safety Code Section 17008 expanding the definition of farm labor camps.
1984	SB 459 amended Health and Safety Code Section 17060, which increased fines for violators of the Employee Housing Act.
1986	SB 2164 created Health and Safety Code Section 17056, which directed the Department of Housing and Community Development to survey the state for illegal labor camps.
1992	AB 3526, The Farm Labor Housing Protection Act: -Legislation reclassified the term “Labor Camp” to “Employee Housing” -Added Health and Safety Code Section 17021.5, which provides that employee housing occupied by 6 or fewer employees in a single family structure shall be treated as a family dwelling of the same type in the same zone. -Added Health and Safety Code Section 17021.6, which provides that housing for 12 or fewer employees shall be designated as an agricultural land use. -Both 17021.5 and 17021.6 exempt certain types of farmworker housing from the conditional use permit process in zones that allow single family residential uses and agricultural uses.
1994	AB 3735 added Health and Safety Code Section 17021.7, which requires mobilehomes and recreational vehicles used for employee housing to comply with the provisions of the Mobilehome Parks Act.
1995	SB 305 amended Health and Safety Code Section 17021.6 to include a provision that penalizes owners of employee housing that fail to maintain a permit to operate the housing for at least 10 consecutive years. Penalties are monetary and include the collection of previously waived fees by the local entity.
2002	SB 1721 amended the provisions of Section 65589.5 of the Government Code, which require local jurisdictions to provide written findings when disapproving or conditionally approving housing development projects for very low-, low-, and moderate-income households, to now include farmworker housing. This bill also broadened the Anti-NIMBY law to include a provision that local jurisdictions cannot disapprove, or impose conditions that make infeasible a farmworker housing project without making specified findings.
2006	SB 286 amended Section 17021.6 to state that employee housing consisting of no more than 12 units or spaces for use by a single household shall be considered an agricultural land use. SB1802 amended Section 17021.6 and increased the maximum number of beds in group quarters from 12 to 36.

OVERVIEW OF CURRENT REGULATORY PROVISIONS IN LOS ANGELES COUNTY

LOS ANGELES COUNTY CODE TITLE 22 – PLANNING AND ZONING

Currently, the zoning code allows "farm labor camps" with a conditional use permit in zones A-2 and A-2-H, but does not include a definition for "farm labor camps." As shown in Table 3, related uses, such as caretaker residences, caretaker mobile homes, and living quarters for servants or guests, are permitted with a conditional use permit in zones A-1, A-2 and A-2-H. "Caretaker" is defined as a person residing on the premises of an employer and who is receiving meaningful compensation to assume the primary responsibility for the necessary repair maintenance, supervision or security of the real or personal property of the employer that is located on the same or contiguous lots or parcels of land. When provided as an accessory to a single family residence (quarters do not have kitchen facilities and the employer is the owner of the residence), living quarters for guests or servants are permitted in zones A-1, A-2 and A-2-H. These quarters can be rented to four or fewer residents.

Table 3. Related Uses in Title 22

Zone		Permitted Use		Use Subject to Permit
R-1 Single Family Residence		-Residence, single family. *— [Accessory to SFR) Detached living quarters on the same premises as, and not less than 20 feet from a single-family residence for the use of temporary guests or servants of the occupants of such residence provided:* *1. That such quarters have no kitchen or kitchen facilities;* *2. That such quarters are not rented or otherwise used as a separate dwelling;* *3. That such quarters are established on a lot or parcel of land that does not contain a second unit; and* *4. That such quarters are established on a lot or parcel of land having not less than one and one-half times the required area, except that said quarters may be established on any lot or parcel of land containing 10,000 square feet or more.* *— [Accessory to SFR] Living quarters for servants employed in and by the occupants of a single-family residence, attached to such residence, if no additional kitchen or kitchen facilities or equipment or cooking facilities or equipment are established or maintained in such attached servants' quarters.*		-Crops, field, tree, bush, berry and row, including nursery stock.
R-2 Two Family Residence		Same as R-1		-Crops, field, tree, bush, berry and row, including nursery stock.
R-3 Unlimited Multiple Residence		Same as R-1		-Crops, field, tree, bush, berry and row, including nursery stock.
R-4 Unlimited Residence		Same as R-1		-Crops, field, tree, bush, berry and row, including nursery stock.
R-A Residential-Agricultural		Same as R-1 -Crops, field, tree, bush, berry and row, including nursery stock, excluding roadside stands, retail sale from the premises, or advertising signs.		

A-1 Light Agricultural		Same as R-1 -Crops, field, tree, bush, berry and row, including nursery stock. -Light agricultural uses specified in (B) and (C) of 22.24.070.		*— Living quarters for persons employed by and deriving a major portion of their income on the premises, if occupied by such persons and their immediate families* *— Mobile homes for use by caretaker* *— Residence, caretaker's; a conditional use permit may be granted for a caretaker's residence even though the number of existing residences on the lot or parcel of land is the maximum number permitted by Part 2 of Chapter 22.52.*
A-2 Heavy Agricultural Zone		Same as R-1 -Crops, field, tree, bush, berry and row, including nursery stock. -Heavy agricultural uses specified in (B) and (C) of 22.24.120.		*— Living quarters for persons employed by and deriving a major portion of their income on the premises, if occupied by such persons and their immediate families.* — Farm labor camps. *— Mobile homes for use by caretaker* *— Residence, caretaker's; a conditional use permit may be granted for a caretaker's residence even though the number of existing residences on the lot or parcel of land is the maximum number permitted by Part 2 of Chapter 22.52.*
A-2-H Heavy Agriculture Including Hog Ranches		Same as A-2, plus the following additional agricultural uses specified in (B) of 22.24.200.		Same as A-2
C-1 Limited Commercial		-Crops, field, tree, bush, berry and row, including nursery stock; and -Greenhouses.		-Residence, single family. *— Residences, caretaker, for use by a caretaker or supervisor and his immediate family where continuous supervision is required.*
C-2 Neighborhood Commercial		Same as C-1.		Same as C-1
C-3 Unlimited Commercial		Same as C-1.		Same as C-1
C-M Commercial Manufacturing		Same as C-1.		Same as C-1
C-R Commercial Recreational		Same as C-1, plus the additional agricultural uses specified in (B) of 22.28.290.		*— Living quarters for persons employed and deriving a major portion of their income on the premises, if occupied by such persons and their immediate families.* *— Mobile homes for use by a caretaker and his immediate family, in accordance with Part 6 of Chapter 22.52.* *— Residences, caretaker, for use by a caretaker or supervisor and his immediate family where continuous supervision is required.*
M-1 Light Manufacturing		Same as A-1 and C-M, plus the additional uses specified in (B) of 22.32.040 and except for the prohibited uses specified in (A) of 22.32.040.		Same as A-1 and C-M, plus the additional uses specified in 22.32.070.
M-1 ½ Restricted Heavy Manufacturing		Any uses, except for those uses specified as: prohibited in 22.32.100, accessory in 22.32.110, subject to a director's review in 22.32.120, and subject to permits in 22.32.130.		
M-2 Heavy Manufacturing		Any uses, except for those uses specified as: prohibited in 22.32.160, accessory in 22.32.170, subject to a director's review in 22.32.180, and subject to permits in 22.32.190.		Subject to the specification of 22.32.190 the following agricultural uses: -Dairies; -Fish processing; -Livestock feed yards; -Meat packing plants; and -Hog ranches.
M-4 Unlimited Manufacturing		Same as M-2.		Same as M-2, except dairies; fish processing; livestock feed yards; and meat packing plants

				only require a CUP where the use is located within 300 feet of a public school, public park or a residential or A-1 Zone
M-3 Unclassified		Any uses, except for those uses specified as: prohibited in 22.32.220; subject to a director's review in 22.32.230; and subject to permits in 22.32.240.		Same as M-2.
M-2 ½ Aircraft Heavy Industrial		None.		Any uses not prohibited in M-4, nor listed as permitted in 22.32.170, accessory in 22.32.280, and subject to a director's review and approval in 22.32.290.

Note: Related uses in italics.

Table 4 outlines the history of the Los Angeles County Zoning Code as it relates to farmworker and employee housing.

Table 4. History of Employee Housing in the Los Angeles County Code

1929	No agricultural zones were established yet with the County's first zoning ordinance (Ord. 1494)
1932	The first agricultural zone was established (as Zone R-5); both single-family and multi-family housing were permitted in R-5, provided they must be at least 50 feet from the street or highway.
1938	Zone R-5 was changed to Zone A-1; Zone A-2 was introduced. Both zones were now restricted to only single-family residences.
1951	The provision "Living quarters for persons employed on the premises, if occupied only by such persons and their immediate families" were added to Zones A-1, A-2, C-R, and R-R and M zones. This provision was permitted by right in such zones. (Ord. 5812, 10-19-51)
1956	The provision "A person shall not use any premises in Zone M-1½ (also Zones M-2 and M-4) for: dwellings, <u>except</u> one dwelling on the same lot or parcel of land which is legally being used so as to require the continuous supervision of a caretaker or superintendent and his immediate family, and <u>except</u> dwellings on the same premises which are legally being used for agricultural purposes, which dwellings are occupied only by persons employed on the same premises, and their immediate families." (Ord. 6942, 6-22-56) This provision was permitted by right in such industrial zones.
1960	This 1956 provision was added to Zone M-1. (Ord. 7821, 8-5-60)
1971	The entire Zoning Ordinance was re-done, adding director's review and conditional use permits for each zone. "Farm labor camps" were added to Zone A-2, subject to a conditional use permit, and the on-premise living quarters for employees and their families were now subject to a conditional use permit in both agricultural zones but remained by right in Zone M-1 and higher. (Ord. 10,366 11-5-71)
1989	Support (employee) housing was listed as a use type in the Santa Catalina Island Specific Plan, which includes the Two Harbors Resort Village District and the Avalon Canyon Resort and Recreation District. Employee housing was subjected to additional permits pursuant to the requirements of the Two Harbors Resort Village District. Employee housing consisting of single-family and two-family residences was listed as a principal permitted use and employee housing consisting of apartments or mobile homes was subject to a director's review and approval in the Avalon Canyon Resort and Recreation District. Specific development standards were also outlined for employee housing in the Avalon Canyon Resort and Recreation District. (Ord. 89-0148 § 1 (part), 1989).

Countywide General Plan/Community, Area, and Local Coastal Plans (Adopted)

In the Countywide General Plan, Antelope Valley Area General Plan and Santa Clarita Valley Area Plan, which include land with active agricultural uses, farmworker housing is not directly addressed. In addition, although farmworker housing is not specifically addressed in the Santa Catalina Island Local Coastal Plan (LCP), the LCP does outline policies that include the provision and expansion of "support" (employee) housing.

NEEDS ASSESSMENT

With low wages and very high housing costs in Los Angeles County, farmworkers are one group among many who are designated as having a "special need" for affordable and appropriate housing by the State of California.[7] The variability of seasonal changes, technological advances in agriculture, along with increasing international market competition have led to fewer days of work per year for the County's agricultural employees. The 2006 American Community Survey estimates that the average yearly pretax wage for workers in the farming industry is about $15,888. As Figure 1 illustrates, this was the lowest of all the 2-digit Standard Occupational Classification (SOC) categories. The California Employment Development Department reported that the 2006 first quarter median hourly wage for farmworkers and laborers in crop production, nurseries, and greenhouses was $8.57.[8]

Camping in the fields, Antelope Valley in August. (Unincorporated Los Angeles County)

According to 2006 California Employment Development Department (EDD) data, the number of agricultural workers in Los Angeles County, as a whole, decreased 45% from 13,700 in 1990 to 7,600 in 2006.[9] Student enrollment in the Los Angeles County Office of Education Migrant Education Program, which helps children of migrant farmworkers with academic and health needs, also declined by 53% from 18,278 in the 2004-2005 school year to 8,522 in the 2007-2008 school year.[10]

According to the USDA in 2007, commercial farm operators in Los Angeles County reported employing 5,133 workers, which is down from 7,393 in 2002. Of the 5,133 workers, most (70%) work more than 150 days out of the year, and a vast majority (80%) work on farms with more than 10 workers. The average payroll reported per employee was approximately $18,000. For farms that employ workers for fewer than 150 days per year, the average per worker payroll was about $6,221. In other words, the farmworkers employed for less than 150 days per year received, on average, approximately $6,221 for their work.[11]

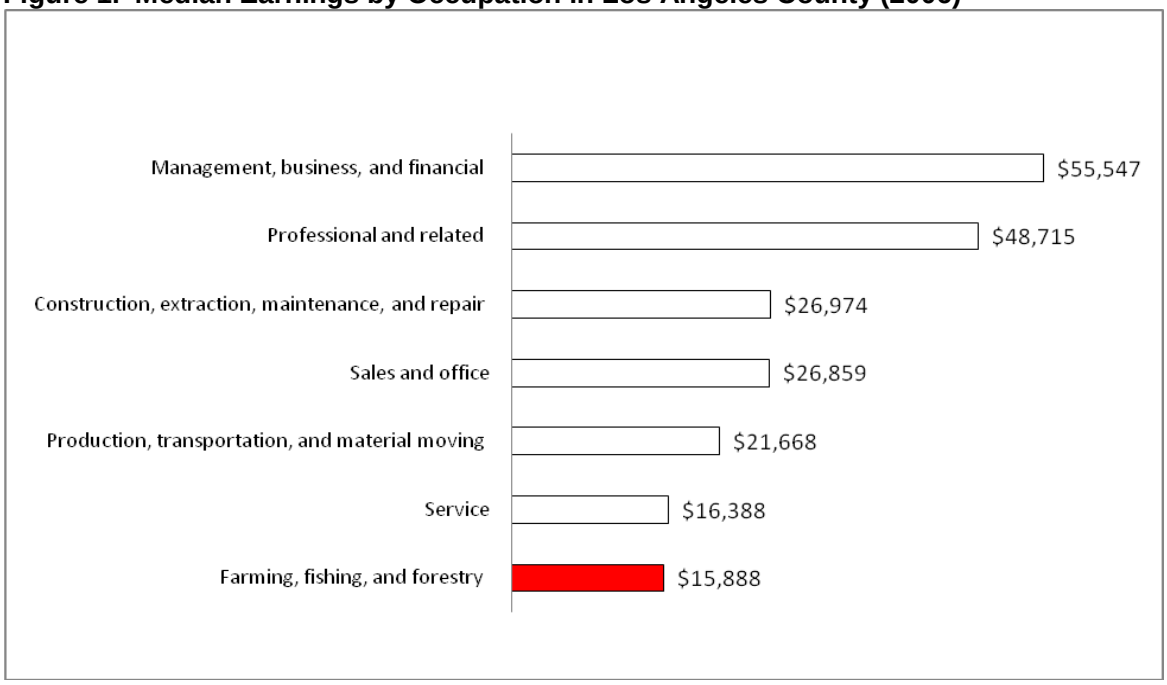
Table 5. Hired Farm Labor by Days Worked, Los Angeles County 2002 & 2007

	2002	2007	Change
150 days or more	4,777	3,627	(1,150)
Less than 150 days	2,616	1,506	(1,110)
Total	7,393	5,133	(2,260)

Source: U.S. Department of Agriculture, National Agricultural Statistic Service (NASS), 2002 & 2007.

[7] Housing Element Law, Government Code Section 65583 (a)(7).
[8] State of California Employment Development Department, 2006 Farmworker Employment and Wage Data. Geography: Los Angeles-Long Beach-Glendale MD, Counties: Los Angeles
[9] California Employment Development Department.
[10] Los Angeles County Office of Education, Migrant Education Program. Data on student enrollment.
[11] U.S. Department of Agriculture, National Agricultural Statistic Service (NASS), 2007.

Figure 1. Median Earnings by Occupation in Los Angeles County (2006)



Source: U.S. Census Bureau, 2006 American Community Survey. Table B24011.

STAFF OBSERVATIONS

The following information is based on recent observations made by the Housing Section staff; interviews with affordable housing developers, farmworker advocates and farm owners/operators; reports from the Los Angeles County Farm Bureau; and site visits to known major active agricultural areas in the unincorporated Los Angeles County.

Antelope Valley

The Antelope Valley houses at least two major producers of onions and carrots. These two operators own land in and outside of the unincorporated areas. One operator farms 6,000 acres of carrots, while another farms onions on approximately 4,500 acres. Collectively, these farms employ nearly 150 full-time permanent employees. During the harvest months of September and October, the need for seasonal agricultural employees to manually harvest onions increases significantly to an additional 500-600 workers. The carrot producer also requires an additional 48 agricultural employees during the harvest.

Onion harvest, Calandri Farms (City of Lancaster, Los Angeles County)

The Antelope Valley is also home to both large and small fruit groves. In the community of Littlerock, one large grower plants 800 acres of cherries, apricots, peaches, nectarines, and plums. Fruit groves, as well as vineyards, are also located within the communities of Acton, Leona Valley, and Lake Hughes. According to an orchard owner in Littlerock, the need for

seasonal agricultural employees increases during the harvests season, which for some crops begins in July or August and ends in October.

Vineyard in the Santa Monica Mountains. (Unincorporated Los Angeles County)

According to multiple interviews with community members, legal advocates, growers and farmworkers, many unaccompanied migrant farmworkers camp in open fields or in the desert during the harvest.

Santa Monica Mountains

The Santa Monica Mountains area houses two large vineyards that collectively grow 95 acres of grapes and 60 acres of avocadoes. According to one vineyard operator, their vineyard employs a handful of permanent employees, but as many as 40 additional seasonal employees are needed during the September and October harvest.

Santa Clarita Valley

The major crops grown in the Santa Clarita Valley are located near the border of Ventura County, which has a thriving agricultural industry and a large number of agricultural employees. Along CA-126, west of the City of Santa Clarita, there are a myriad of agricultural uses, including irrigated row crops and alfalfa hay. In addition, there is one large vineyard in the Santa Clarita Valley that cultivates 70 acres of grapes used for making wine. This vineyard employs 13 full-time and 10 part-time agricultural workers year-round.

Vineyard in the Santa Clarita Valley. (Unincorporated Los Angeles County)

CASE HISTORY

As of 1980, only two conditional use permit cases have been submitted and approved for employee housing for agricultural employees.[12] One of these developments is the 24-room dormitory, which currently provides housing for migrant workers on a farm in the Antelope Valley. The other development, which was located on a duck farm in Avocado Heights that is no longer in operation, consisted of eight mobile homes for employees.

There are also numerous conditional use permit submittals for caretaker units, although it is difficult to determine whether the caretaker unit is for agricultural employees, or for grounds keepers, horse ranch employees or non-agricultural workers. In addition, the case history does not account for non-conforming uses that may be providing farmworker housing. In reviewing the case history, since the early 1980s, 139 caretaker units were approved by Regional Planning. Twenty-one of these caretaker units or similar uses, including “servant quarters” were approved between August 2004 and November of 2007.

[12] Based on a review of case history of employee housing in KIVA and C-TRACK, the DRP’s case tracking systems.

DISTRIBUTION OF AGRICULTURAL USES AND AGRICULTURAL ZONES

Table 6 outlines the amount of land that is zoned for agriculture[13] within a handful of selected unincorporated communities, and the amount of State designated farmland[14] in these communities. As Table 6 shows, the Antelope Valley contains the vast majority of agriculturally zoned land, as well as State designated farmland, in the unincorporated areas.

Peach harvest in the Antelope Valley community of Littlerock. (Unincorporated Los Angeles County)

It is important to note that this data does not translate into the amount of land that is actively being farmed, as it is difficult to pinpoint the total acreage of active agricultural land uses in unincorporated Los Angeles County. Currently, many agriculturally zoned sites, which were traditionally created to permit a wide-range of agricultural uses, house single-family residential uses. In addition, some of the State designated farmland data includes land that has been irrigated for agricultural production in the last four years; however, that land may not be irrigated in the present. Furthermore, the State designated farmland categories are not meant to be regulatory tools, but rather serve as an inventory of agricultural resources in the County. For more information on these categories see Appendix H.

Table 6. State Designated Farmland and Agricultural Zoning in Selected Communities

Unincorporated Community	Farmland Designated by the State (acres)	% of Farmland Designated by the State	Zoned for Agriculture (acres)	% of Zoned Acres
Antelope Valley	165,142	73.33%	525,366	75.07%
Santa Clarita Valley	59,737	26.52%	114,051	16.30%
Malibu Coastal Zone	235	0.10%	47,899	6.84%
Santa Monica Mountains	103	0.05%	12,530	1.79%
Total	**225,217**	100.00%	**699,846**	100.00%

Source: Los Angeles County, Department of Regional Planning, GIS Section

[13] Zoning classifications in this table include: A-1 (Light Agricultural Zone), A-2 (Heavy Agricultural Zone), and A-2-H (Heavy Agricultural including Hog Ranches).

[14] There are various types of farmland that are designated and mapped by the State Department of Conservation through its Farmland Mapping and Monitoring Program. Table 4 includes the following categories: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Grazing Land.

CONCLUSION

The proposed ordinance is an important first step in addressing the need for farmworker housing in Los Angeles County, as outlined in this report. The proposed ordinance ensures that the County's provisions for farmworker housing are consistent with the State law, clarifies and codifies the requirements of the Employee Housing Act, and aims to streamline the land use permitting process for those interested in providing housing for farmworkers. It is important to note that a number of factors—such as the decline of the agricultural industry, and the financial and administrative challenges of providing farmworker housing—suggest that without additional resources, farmworker housing is not likely to occur with significant frequency.

APPENDICES

APPENDIX A: MARCH 8, 2001 LETTER FROM CALIFORNIA RURAL LEGAL ASSISTANCE

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Santa Maria
Santa Rosa
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Via facsimile
(213) 626-0434

March 8, 2001

Los Angeles County
Department of Regional Planning
James E. Hartl, Director of Planning
320 West Temple Street, Room 170
Los Angeles, CA 90012

Re: October 25, 2000 Revised Draft Housing Element (1998 - 2005) ("Revised Draft") and January 4, 2001 Response to HCD Review of Draft Housing Element ("Response")

Dear Mr. Hartl:

The California Affordable Housing Law Project, San Fernando Valley Neighborhood Legal Services and California Rural Legal Assistance submit the following comments on the Revised Draft and the Response. Our offices represent low income persons and families who live or work in or in proximity to the County of Los Angeles and who are currently in need of affordable housing. These comments are in addition to comments we submitted on October 24, 2000 to the Los Angeles County Regional Planning Commission. Many of the October 24, 2000 comments are still applicable to the Response.

The Revised Draft and the Response are inadequate with regards to the inventory of land and analysis of zoning and public facilities required by Government Code § 65583(a)(3). The Response fails to identify, inventory and analyze sufficient sites to accommodate the Southern California Association of Governments' (SCAG) five year Regional Housing Needs Allocation (RHNA), in particular for new construction needs for very low and low income households. Exhibit 5-10, Ch. 5 Pg. 15 indicates that the vacant sites approved for residential development would produce 110 and 141 units of housing affordable to very low income households and low income households respectively. There is no explanation of what "approved for residential development" means. There is no statement that the sites contain appropriate zoning (including necessary densities - elsewhere in the Response, 25 units per acre is described as the density necessary for the market to produce low income housing- Ch.5Pg.12); whether the sites are or will be provided with sewer and water; the slope and topography and whether there are any

environmental barriers to development. All of this information should be included. In any event, the summary of vacant sites in Exhibit 5-10 obviously falls far short of indicating parcels where the RHNA numbers of 8,752 very low income and 7,460 low income new construction housing units needed can be constructed. On sites listed in Exhibit 5-12 of the Response, *Vacant Land with Approved Projects*, the number of units affordable to households in the very low income category total 28 and the number of units affordable to households in the low income category total 113, compared to 2,627 units affordable to households in the moderate income category and 18,399 units affordable to households in the above moderate income category.(Ch. 5, Pgs 14-1 through 14-4) The Response points to Exhibit 5-11 of the Revised Draft (p.5-11, p.5-12) and Exhibit 5-9 (Ch.5 Pg.12) of the Response, as the answer to the shortfall in vacant land acreage available to meet the RHNA very low income and low income numbers. Those exhibits describe what the Revised Draft and Response call "underdeveloped" land, where it is asserted 27,330 units of housing at multifamily densities could be developed. As we commented in our October 24, 2000 letter, much of this purported site availability would require the *demolition* of existing units. There is no analysis of the feasibility or likelihood of this occurring, and furthermore, the number of exiting units demolished would itself result in an increase in the County's overall need for housing. Program 44,of the Response , *Identify Sites for Multi-family Housing* (Ch.9 Pg.66) indicates that the County will identify adequate sites to meet the quantified objectives for new housing set forth in Chapter 7. While this is certainly a positive effort by the County to meet the housing needs of very low and low income households, it does not relieve the County from its obligation to include a complete land inventory which demonstrates how RHNA numbers will be accommodated during the planning period. The objectives of Chapter 7 are new housing units construction, (1,220 very low income and 815 low income), numbers far below the RHNA numbers. Furthermore, the implementation schedule is too long, given the relatively low numbers of the objectives, when compared to the RHNA numbers for lower income households new construction need during this planning period.

2. The Revised Draft and the Response fail to sufficiently analyze the numbers of farmworkers in Los Angeles County, the incomes of those farmworkers, the respective numbers of farmworkers who are permanent and who are migrant farmworkers, the unmet housing needs of farmworkers (permanent and migrant) and to adequately describe how the unmet housing needs of farmworkers (permanent and migrant) will be met. The Revised Draft does not indicate the source of its statement that the "majority of county farm workers are permanently employed farm workers", it mentions the Agricultural Commissioner as an information source. (Ch.3 Pg.10) If the Agricultural Commissioner has surveyed the farmworker population, the document containing the survey information should be named. The Revised Draft indicates that 25% of the 6.900 farmworkers in the County consist of households with two farmworkers and that 50 percent of the remaining workers are single individuals. The source for this data should be named. The Revised Draft assumes a need for 3,500 housing units on a temporary or permanent basis to meet the needs of farmworkers. The source of this assumption should be listed. The

Revised Draft does not indicate how many of these 3,500 housing units exist and the conditions and affordability of what units do exist. The Revised Draft indicates that "the Community Development Commission administers a wide array of housing programs that can potentially assist in the provision of affordable housing for farm workers, including funding for acquisition, construction, rehabilitation, and rental assistance." (Ch. 3 Pg.11) There is no statement as to the numbers of units for farmworkers that could be developed through these programs or where the land is upon which new units could be built. The Response indicates that the County will identify sites where housing for permanent and migrant farmworkers is allowed. (p. 16 of the Attachment) Program 43, of the Response, *Farmworker Housing Ordinance Implementation Program*, describes regulations only for farm laborer group quarters, and these would not be allowable "by right" but rather with a conditional use permit. There is no discussion of how the housing needs for new construction for farmworker families would be accommodated. State law indicates that where a need for farmworker housing has been identified by a jurisdiction, its Housing Element should identify zones where housing for permanent and for migrant farmworkers is allowed. Where adequate farmworker sites have not been identified, jurisdictions must allow farmworker housing "by right". (see State of California, Department of Housing and Community Development, Housing Element Questions and Answers, September 2000, Q 45, p. 35) Current estimates by the Employment Development Department of the State of California indicate that the annual average income of farmworkers is less than $12,000. The Revised Draft relies on dated data (1990) to set forth what the median income for a household is in the County ($38, 900) . Very low income is defined as 50 % of median income, which is $19, 450. Farmworkers' incomes are less than very low income, even using dated data. Given that the median income of the County is more likely at this point to be $10,000. higher than $38,900, farmworker incomes are likely to be even that much lower than what is defined as very low income. This is an extremely important factor which should be included in the County's discussion of what type of housing is needed for farmworkers and what land and what programs exist to meet that need.

Thank you for your consideration of these comments. Please do not hesitate to call if you have questions.

Sincerely,
CALIFORNIA RURAL LEGAL ASSISTANCE

Eileen McCarthy

Eileen McCarthy
Staff Attorney

cc: Camila Cleary, California Department of Housing and Community Development

APPENDIX B: AGRICULTURAL ECONOMY IN LOS ANGELES COUNTY

According to the U.S. Department of Commerce in 2005, the agricultural industry in Los Angeles County grossed over $300 million dollars, with a net income of over $42 million. Over 97% of that income was reported in from crops. The majority (65%) of value is in nursery products, such as ornamental trees and indoor plants.

Figure 2 illustrates the changes in acres farmed of selected commodities in Los Angeles County between 1998 and 2006. Although there has been a recent decline in vegetable crops[15], field crops[16] are on the upswing and fruit and nut crops,[17] as well as nursery products have remained fairly steady. From a peak of 25,342 acres in 2002, the total acreage of these commodities has decreased every year.

Figure 2. Total Acreage Farmed of Selected Commodities* in LA County (1998-2006)

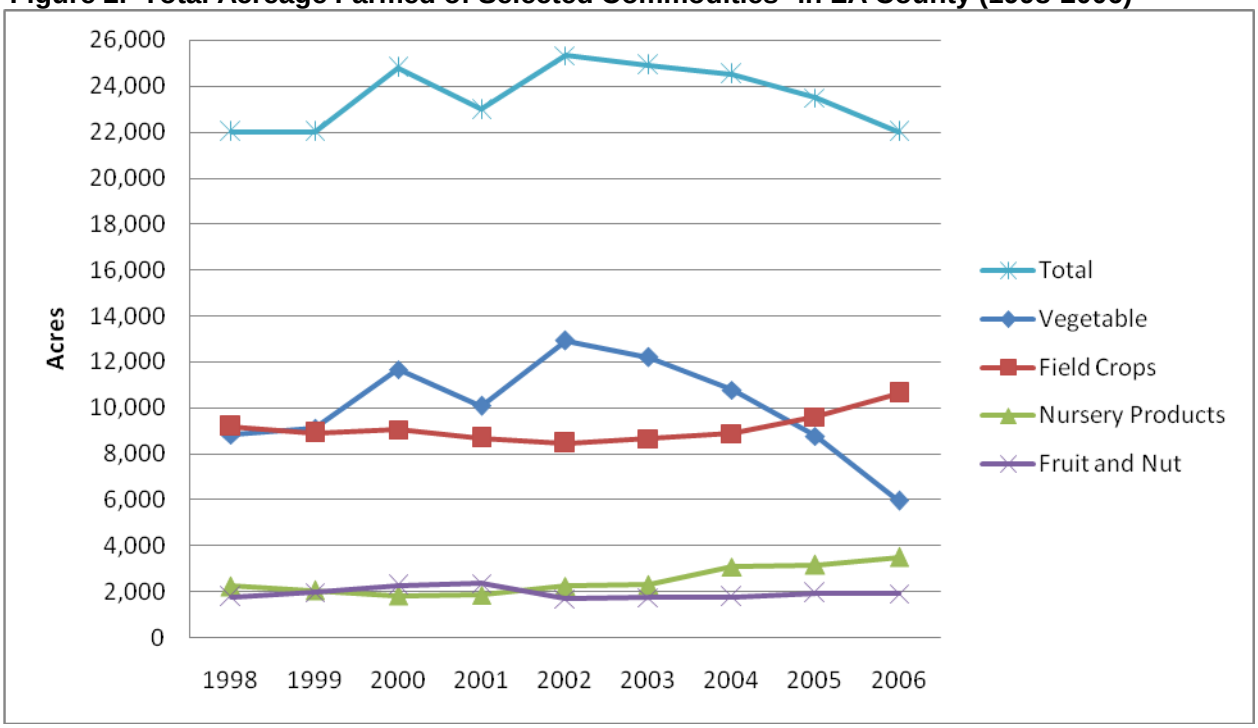


*Figure does not include the following commodities: cut flowers and decoratives, livestock production, apiary, and forest products.
Source: Los Angeles County Crops and Livestock Reports, 1998-2006.

As shown in Table 7, there are 1,734 farms in Los Angeles County, up from 1,543 in 2002. Despite this increase, the total area of all farmland decreased by nearly 3,000 acres between 2002 and 2007. The average farm size also decreased from approximately 72 acres to 63 acres. In addition, the number of farms with cropland increased from 839 to 940; however, the acreage of these farms decreased by 1,773. Despite a decrease in the number of farms with harvested cropland, the acreage of these farms increased by 1,796. Of these farms, the acreage of harvested hay and

[15] Vegetable crops include root vegetables, herbs, table greens, vine crops, and other miscellaneous crops.
[16] Field crops include alfalfa hay, grain hay, and other miscellaneous crops.
[17] Fruits and nut crops include strawberries, avocados, cherries, apples, grapes, orchards fruit, and other miscellaneous crops.

silage (forage) and vegetable crops increased, while the amount of harvested orchards decreased by 810 acres.

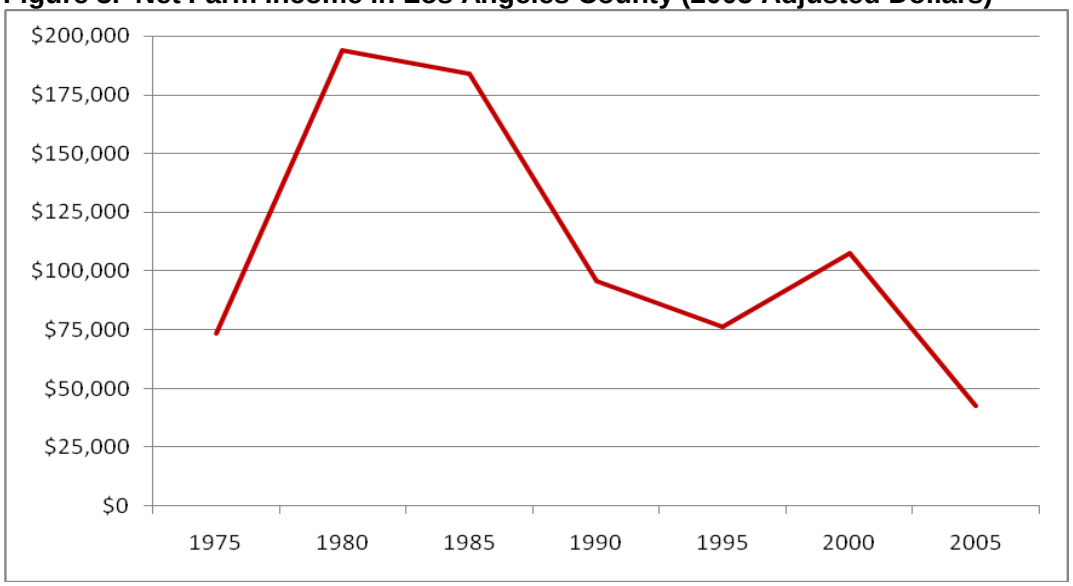
Table 7. Summary of Los Angeles County's Active Agricultural Land Uses (2002 & 2007)

	Number of Farms			Acres of Farmland		
	2002	2007	Change	2002	2007	Change
Total Farms	1,543	1,734	191	111,458	108,463	(2,995)
Farms with Cropland	839	940	101	50,931	49,158	(1,773)
Farms with Harvested Cropland	707	632	(75)	24,033	25,829	1,796
*Forage**	39	37	(2)	8,653	8,770	117
Vegetable	58	68	10	7,079	12,902	5,823
Orchards	314	317	3	2,764	1,954	(810)

*Land used for all hay and all haylage, grass silage, and greenchop.
Source: U.S. Department of Agriculture, National Agricultural Statistic Service (NASS), 2002 and 2007.

Although the staff focused on documenting active cropland during its field visits to the Antelope Valley, Santa Clarita Valley, and Santa Monica Mountains, there remains a significant amount of farmland in Los Angeles County that is used for agricultural uses other than crops. These uses could include dairies, rangeland, and farms raising livestock and poultry.

Figure 3. Net Farm Income in Los Angeles County (2005 Adjusted Dollars)



Source: U.S. Department of Commerce, Bureau of Economic Analysis, http://www.bea.gov/regional/reis/default.cfm?series=ancillary

Many factors have contributed to the decline in the County's agricultural base, as seen in Figure 3. The increasing costs of production, along with international competition have hindered agriculture across the U.S. In Los Angeles County, other factors, such as the price of land and policies to permit non-agricultural uses on farmland are also significant issues. Additionally, farm operators must adjust to longer and drier summers, with harvests occurring earlier in the year.

APPENDIX C: STUDENT ENROLLMENT IN MIGRANT EDUCATION PROGRAM

The Los Angeles County Office of Education's Migrant Education Program works to support the educational and health needs of children and youth of migrant farmworkers. Specifically, the program provides free health services, including medical, dental, and vision; helps prepare children for kindergarten and young people for college; and offers assistance in reading, writing, mathematics, and language. Table 8 shows data on the student enrollment in the Los Angeles County Migrant Education Program, which can provide insight into the potential needs of farmworkers and their households. Between the 2004-2005 and 2007-2008 school years, student enrollment decreased by 9,756 (or 53%).

Table 8. Los Angeles County Migrant Education Program Student Enrollment

School Year	Total Enrollment	Change in Enrollment	Percent Change
2004-2005	18,278	-	-
2005-2006	14,574	(3,704)	-20.26%
2006-2007	9,956	(4,618)	-31.69%
2007-2008	8,522	(1,434)	-14.40%

Source: Los Angeles County Office of Education, Migrant Education Program.

APPENDIX D: FARMWORKER HOUSING REGULATIONS AND INITIATIVES IN OTHER LOCAL JURISDICTIONS

CITY OF VENTURA

The City of Ventura's special residential regulations address onsite farmworker housing. Per these regulations, only sites that have operational agricultural uses can establish farm employee housing. No more than 12 units can be located on a 40 acre parcel of land and parcels larger than 40 acres can have an additional 3 units per each additional 10 acres. Farmworker housing projects must also meet the setback requirements, which are provided in Table 9. Units within these projects are restricted to farmworkers and their families.[18] Farmworker housing is permitted with a use permit.[19]

Table 9. Setback Requirements for Detached Dwelling Units, City of Ventura

	Minimum Setback
Front setback	20 feet
Rear setback	20 feet
Side setbacks (attached buildings considered part of required setback)	10 feet
Any other building or structure	75 feet

Source: City of Ventura Ordinance Code, Sec. 24.435.030.

NAPA COUNTY

Napa County outlines specific regulations for both permanent and seasonal housing types. Permanent structures must be located on a parcel of at least 40 acres in size, while seasonal housing is allowed on a minimum of 20 acres. No more than 10 units (besides permitted farm labor camps) are permitted on one parcel. In addition, farmworker housing units cannot exceed 1,200 square feet in size. All farmworker units must be deed-restricted and the owner of the land must validate all tenants' employment. Validation of employment must occur annually through the Planning Department.[20]

The County also allows various types of farm labor camps, ranging from permanent single-family dwelling units to temporary trailers that are occupied a maximum of 120 days out of the year. Farm labor camps must meet the farmworker housing regulations, as well as additional development standards pertaining to parking and lighting. Permanent farm labor camps, as well as permanent structures must provide landscaping around the entire perimeter. Seasonal farm labor camps must meet the permanent farm labor camp standards and standards specific to seasonal housing. For example, seasonal camps may contain up to 20 units per acre or 60 beds, whichever is less.[21]

Unless exempt, both farmworker housing and farm labor camps are permitted with a discretionary use permit within agricultural preserve and agricultural watershed districts. Exempt projects include any projects that fall under the definition of employee housing in the California Health and Safety Code. Furthermore, the Napa County Code stipulates that the Employee Housing Act supersedes any local zoning regulations.[22]

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[18] City of Ventura Ordinance Code, Sec. 24.435.030.
[19] City of Ventura Ordinance Code, Sec. 24.270.
[20] Napa County Code, 18.104.300.
[21] Napa County Code, 18.104.310.
[22] Napa County Code, 18.104.295.

SAN DIEGO COUNTY

San Diego County permits farm employee housing, as an accessory use, for up to four farm employees and their families through an administrative permit in zones that permit agricultural and residential land uses. For parcels four acres or less in size, a total of two dwelling units, including the primary dwelling, are permitted. For parcels greater than four acres in size, three dwelling units are permitted.[23] In addition, farm employee housing must be located on the same parcel as the agricultural operation and a certificate must be submitted annually by the applicant to confirm the continued operation of the agricultural use and employment of the tenants.[24]

Although San Diego County has regulations for farm employee housing, the Department of Planning and Land Use is currently in the process of updating its provisions for farmworker housing to ensure compliance with the Employee Housing Act. Based on conversations with the planning staff, they are working closely with their local chapter of the Farm Bureau and collaborating with other county departments, including the Department of Agriculture, Weights and Measures, which verifies the active agricultural use as part of the farmworker housing permit process.

SANTA CRUZ COUNTY

Through the Farmworker Housing Production program, which is outlined in their 2000-2007 Housing Element, Santa Cruz County is currently updating the farmworker housing provisions in its zoning code to be in compliance with the Employee Housing Act.

SONOMA COUNTY

Sonoma County's agricultural preserve districts permit both seasonal and year-round employee housing that meet the specified development standards. These uses are permitted on both agricultural and rural land use designations.[25]

For seasonal housing, parcels must be at least 1.5 acres with restrictions on parcels less than 10 acres. For projects located on parcels less than 10 acres, no more than 19 individuals may be housed.[26]

For year-round farmworker housing, parcels must be at least 10 acres; however, there are exceptions for smaller parcels. Year-round farmworker housing can house up to and no more than 38 individuals at any time.[27]

Both seasonal and year-round farmworker housing must be located outside of floodplains and with access to roads. In addition, off-street parking in the amount of one space per four individuals is required. Although the parking does not need to be covered, it cannot be located within a scenic corridor without adequate screening. Farmworker housing must also meet the minimum setback requirements, as shown in Table 10, and be no greater than two stories in height.[28]

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[23] San Diego County Zoning Code, Sec. 4120.f.
[24] San Diego County Zoning Code, Sec. 6156.u.
[25] Sonoma County Zoning Code, Sec. 26-12-010.
[26] Sonoma County Zoning Code, Sec. 26-88-010(l)
[27] Sonoma County Zoning Code, Sec 26-88-010(o)
[28] Sonoma County Zoning Code, Sec. 26-88-010.

Table 10. Setback Requirements for Seasonal and Year-Round Farmworker Housing, Sonoma County

	Seasonal Farmworker Housing Minimum Setback	Year-round Farmworker Housing Minimum Setback
Center of roadway	55 feet	55 feet
Property line	60 feet	60 feet
Any other structure	40 feet	40 feet
Watering troughs, feed troughs and accessory buildings	40 feet	40 feet
Barns, pens or similar quarters of livestock or poultry	75 feet	75 feet
Adjacent residential districts	N/A	500 feet

Source: Sonoma County Zoning Code, Article 88

VENTURA COUNTY

Ventura County's Non-Coastal Zoning Ordinance outlines specific development standards for both onsite and offsite housing for farmworkers and their families. Farmworker dwelling units are permitted through a ministerial zoning clearance in Ventura County's Open Space, Agricultural Exclusive, Rural Agriculture, and Timberland Preserve zones. Ventura County processes applications for onsite[29] housing projects and allows up to four (4) dwelling units based on the standards outlined below through a ministerial procedure. In addition to the density standards, the size of farmworker housing units must not exceed 1,800 square feet. These units must be set aside for full-time agricultural employees and their families. If farmworker tenants retire, they can continue to occupy the unit. The Ventura County Code requires annual verification from the property owner that the tenant is a valid employee.

Table 11. Standards for Ministerial Farmworker and Animal Caretaker Dwelling Units, Ventura County

Agricultural Land Use	Farmworker and Animal Caretaker Dwelling Units
Greenhouses and hothouses	One unit per 100,000 sq. ft. of propagating greenhouse
Horse ranches and equestrian facilities	One unit per 10 brood mares, or one unit per 25 equines, where a stall exists for each animal
Irrigated row crops, specialty crops, orchards, vineyards and field-grown plan materials	One unit per 40 acres in crops
Irrigated pasture, field crops, grain and hay	One unit per 40 acres in crops

Source: Ventura County Code, Sec. 8107-26.

The Ventura County Code also outlines specific development standards for offsite housing, specifically identified as "farmworker housing complexes." According to the Code, farmworker housing complexes are defined as "a residential facility where the dwelling units are rented to, or sleeping quarters in a dormitory are occupied by, persons who are principally employed within the County of Ventura for activities associated with crops and orchard production, and all uses listed there under. Members of the farmworker's household, if any, may also occupy said dwelling unit. As per the Ventura County Code, farmworker housing complexes address the need for temporary dormitory-style living quarters for migrants, as well as permanent offsite rental housing for farmworkers and their families. Farmworker housing complexes are allowed through a discretionary procedure. These units require a planned development permit approved by the Planning

[29] Farmworker dwelling units may either be located on the same lot on which the occupant is working or on other land that is under the same ownership or lease as the subject lot.

Commission, which is more streamlined a conditional use permit. Although the planned development permit process is discretionary, the project must be approved if it meets the regulatory requirements.[30] The use is permitted in the Open Space and Agricultural Exclusive zones.[31]

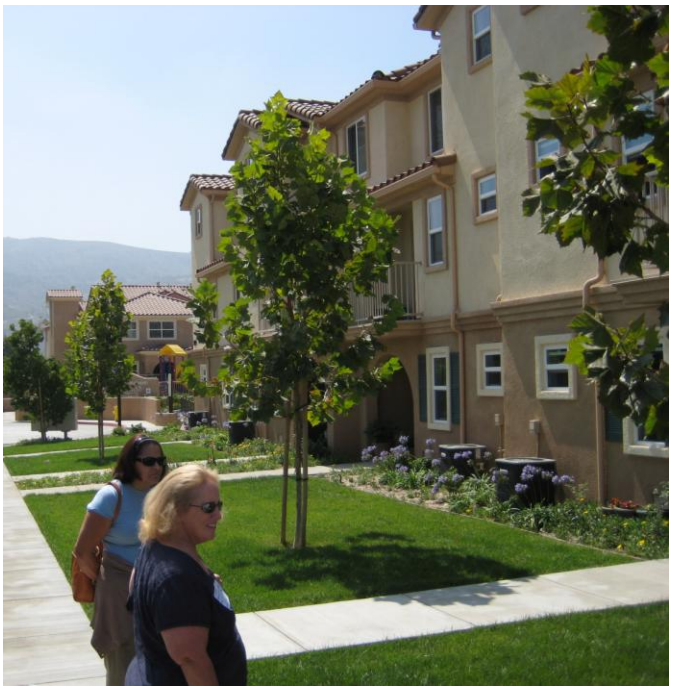
[30] Ventura County, Farmworker Housing Study, 2002.
[31] Ventura County Code, Sec. 8107-41.

APPENDIX E: EXAMPLES OF FARMWORKER HOUSING

Onsite employee housing with groves in the background. (Limoneira Farms, Ventura County, CA)

Affordable housing for farmworkers and their families. (Ventura County, CA)

Onsite employee housing. (Limoneira Farms, Ventura County, CA)



Affordable housing for farmworkers and their families, west of downtown Santa Paula. (Ventura County, CA)

Single-family, owner-occupied affordable housing for farmworkers and their families, Piru. (Ventura County, CA)

Seasonal employee housing, Andrus Island. (Sacramento County, CA)
Source: http://www.hcd.ca.gov/codes/eh/2006StatisticalSummaryEH.pdf

Barrack-style permanent and seasonal employee housing. (Santa Cruz, CA)
Source: http://www.hcd.ca.gov/codes/eh/2006StatisticalSummaryEH.pdf

Barrack-style employee housing.
Source: http://www.hcd.ca.gov/codes/eh/EMPLOYEEHOUSINGOPERATORBOOKLET-1.pdf

APPENDIX F: SUMMARY OF OUTREACH EFFORTS

COMMUNITY OUTREACH MEETINGS

The Housing Section staff held two community outreach meetings, one in Val Verde on September 10, 2008, and the other in Palmdale at the Farm Bureau on September 17, 2008. The purpose of these meetings was to bring multiple stakeholders together, including farmworkers, growers, as well as advocates and other interested parties, to discuss farmworker housing needs in the unincorporated areas. The staff gave a brief presentation on the proposed ordinance, the Employee Housing Act, background research, and the existing housing needs of farmworkers in unincorporated Los Angeles County.

Unfortunately, these meetings were not well-attended. A representative of the 5th District Board Office and a representative from the State Department of Housing and Community Development (HCD) attended the meeting in Val Verde. Despite the poor turnout, those in attendance had a fruitful discussion on the State's role in monitoring and enforcing employee housing.

At the meeting in Palmdale, a local grower and a recruiter for the Los Angeles County Migrant Education Program shared important perspectives on the needs of growers and farmworkers, alike. The local grower noted the importance of providing flexibility in the land use permitting process, as the provision of housing allows farmers to attract a quality labor force. He also noted the importance of working with the Farm Bureau board.

LOS ANGELES COUNTY OFFICE OF EDUCATION, MIGRANT EDUCATION PROGRAM

On September 10, 2008, the Housing Section staff presented to the Regional Parent Advisory Council. The Regional Parent Advisory Council is comprised of migrant farmworkers who reside in Los Angeles County. At the meeting, the staff explained the purpose of the proposed ordinance and encouraged the members of the council to participate in the community meetings. The staff also handed out a farmworker housing needs survey (see attached).

ASSOCIATION OF RURAL TOWN COUNCILS (ARTC)

The Housing Section staff also attended the ARTC meeting on September 25, 2008. The staff provided the members with an overview of the County's findings and background research, and the Employee Housing Act. The ARTC raised two main concerns: 1) the removal of the conditional use permit for projects that comply with the Employee Housing Act; and 2) the enforcement of these projects by HCD. The staff incorporated two specific mechanisms, a covenant and agreement and a farmworker housing verification form, into the proposed ordinance to address concerns regarding enforcement and monitoring.

Departamento De Planificación Regional del Condado de Los Ángeles

CUESTIONARIO RELACIONADO A LAS NECESIDADES DE VIVIENDA DE TRABAJADORES DE CAMPO

NECESITAMOS SU AYUDA. El Departamento de Planificación Regional del Condado de Los Ángeles está trabajando para aparejar las necesidades de vivienda de trabajadores de campo y sus familias. Buscamos su entrada como un partido afectado para proporcionar al Condado con una evaluación más exacta de las necesidades de vivienda en las áreas no incorporadas del Condado de Los Ángeles.

Por favor conteste las preguntas siguientes:

1. ¿Es usted un trabajador de campo? ☐ Si ☐ No
   a. Si sí, es su empleo: ☐ Estacional ☐ Permanente

2. ¿Cuál es su situación de vivienda al momento?

   ☐ Sin hogar (permanece en un refugio,campamento en el campo) ☐ Dormitorio
   ☐ Remolque ☐ Apartamento
   ☐ Mobilehome ☐ Otro:_____

3. Con quién vive:

   ☐ Familia / Amigos
   ☐ Otros Trabajadores de Campo
   ☐ Compañeros de apartamento (que no sean trabajadores de campo)
   ☐ Vivo solo

4. ¿Basado en sus ingresos actuales, qué puede usted pagar por una vivienda al mes? _____

5. ¿Le proporciona su empleador con ayuda para albergar? ¿Si eso es el caso, en qué manera?

   _____

   _____

6. Por favor recomiende cualquier organización o cultivador que podría proporcionar al Condado con información adicional relacionada a las necesidades de vivienda de trabajadores de campo en el Condado de Los Ángeles.

   _____

   _____

7. Utilice por favor esta sección para proporcionar cualquier otra información que podría proporcionar al Condado con información de las necesidades de vivienda de los trabajadores de campo en el Condado de Los Ángeles.

   _____

   _____

OPCIONAL: Si usted quiere ver los resultados de este cuestionario y/o si usted quiere participar, proporcione su información de contacto:

_____

_____

_____

Envíe su respuesta por correo a: LA County Department of Regional Planning
Attn. Housing Section
320 West Temple Street
Los Angeles, CA 90012

Envíe su respuesta por email a: housing@planning.lacounty.gov

Envíe su respuesta por fax a: 213/ 626-0434

Departamento De Planificación Regional del Condado de Los Ángeles · Sección de Viviendas
Teléfono: 213/ 974-6425 · **Email:** housing@planning.lacounty.gov
Sitio de Internet: http://planning.lacounty.gov/housing

Los Angeles County Department of Regional Planning

FARMWORKER HOUSING NEEDS SURVEY

WE NEED YOUR HELP. The Los Angeles County Department of Regional Planning is currently working to address the housing needs of farmworkers and their families. We are seeking your input as a **major stakeholder** to provide the County with a more accurate assessment of the housing needs in the unincorporated areas of Los Angeles County.

Please answer the following questions:

1. Are you a farmworker? ☐ Yes ☐ No
   a. If yes, is your employment: ☐ Seasonal ☐ Permanent

2. What is your current living situation?

   ☐ Homeless (stay at a shelter, camp in field)
   ☐ Trailer
   ☐ Mobilehome
   ☐ Dormitory
   ☐ Apartment
   ☐ Other:_____

3. Do you live with:

   ☐ Family / Friends
   ☐ Co-Workers / Farmworkers
   ☐ Roommates (other than co-workers)
   ☐ I live alone

4. Based on your current income, what can you afford to pay for housing per month?_____

5. Does your employer provide you with housing assistance? If so, in what way?_____
_____
_____

6. Please recommend any organizations or growers who could provide the County with additional insight into the housing needs of farmworkers in Los Angeles County._____
_____

7. Please use this section to provide any other information that could provide the County with insight into the housing needs of farmworkers Los Angeles County._____
_____

OPTIONAL: If you would like to see the results of this survey and/or if you would like to get involved, please provide your contact information: _____
_____
_____

Mail responses to: LA County Department of Regional Planning
Attn. Housing Section
320 West Temple Street
Los Angeles, CA 90012

Email responses to: housing@planning.lacounty.gov

Fax responses to: 213/ 626-0434

Los Angeles County Department of Regional Planning
Phone: 213/ 974-6425 · **Email:** housing@planning.lacounty.gov
Website: http://planning.lacounty.gov/housing

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

WHO WE ARE The Los Angeles County Department of Regional Planning regulates land uses and oversees the long-range planning activities for the unincorporated communities of Los Angeles County. The Department's Housing Section helps to create opportunities for the preservation, development and improvement of housing in the unincorporated areas.

WE NEED YOUR HELP The Housing Section is currently working to address the housing needs of farmworkers and their families. **WE ARE SEEKING YOUR INPUT** as a **MAJOR STAKEHOLDER** to provide the County with a more accurate assessment of active agricultural uses, and associated housing needs, in the unincorporated areas.

Your input will help inform two projects that the Department of Regional Planning is currently working on:

Farmworker Housing Ordinance

Although agricultural production in Los Angeles County has continually declined over the years, farming continues to exist in some of the rural unincorporated areas of Los Angeles County. Considering the very high housing costs that exist in Los Angeles County, farmworkers may have difficulties finding safe and affordable housing. To address this issue, the Department of Regional Planning is working on amending the zoning code (Title 22 of the Los Angeles County Code) to provide clear standards for the development of housing for farmworkers and their families.

Town & Country - Antelope Valley Area Plan Update

Town & Country is an effort by the Los Angeles County Department of Regional Planning to update the Antelope Valley Area Plan. The results of the attached survey will inform Regional Planning staff on existing agricultural operations, as well as the challenges that these operations face in the unincorporated communities of the Antelope Valley. For more information, please visit the Town & County website: http://planning.lacounty.gov/tnc.

FOR MORE INFORMATION: planning.lacounty.gov/housing.htm | housing@planning.lacounty.gov | 213/ 974-6425

Los Angeles County Department of Regional Planning

Agricultural Production and Farm Labor Survey

The Los Angeles County Department of Regional Planning is currently studying the housing needs of farmworkers in the unincorporated areas of Los Angeles County. We are seeking your input as a major stakeholder to provide the County with a more accurate assessment of active agricultural uses in the unincorporated areas and their corresponding housing needs.

The Department will compile the results of the surveys. If you would like a copy of the results, or to get involved, please provide your contact information at the end of this survey. If you have any questions about this survey, please contact Gretchen Siemers or Anne Russett of the Department of Regional Planning's Housing Section at (213) 974-6425. *Please return your completed survey by Thursday, July 24, 2008 in the postage-paid envelope provided.*

1. Do you own agricultural land or operate a farm in unincorporated Los Angeles County?

   ☐ Yes ☐ No

   If no, what is the existing use of any unincorporated land you own that is zoned for agriculture? *Please skip to QUESTION 11.*

   ☐ Vacant
   ☐ Single-family residence
   ☐ Other use(s), please specify:_____

   If yes, what agricultural uses? *Please check all that apply.*

   ☐ Nursery crops ☐ Orchard fruit ☐ Strawberries
   ☐ Grapes ☐ Onions ☐ Root vegetables
   ☐ Herbs ☐ Vine crops ☐ Hay
   ☐ Nuts ☐ Apiary ☐ Livestock
   ☐ Dairy ☐ Other crops or uses, please specify:_____

2. Based on your answer to Question 1, please identify the crop(s) and the month(s) in which it is harvested._____
   _____

3. How many acres do you/your company farm in unincorporated Los Angeles County?_____

4. What type of challenges to agricultural production do you currently face? *Please check all that apply.*

   ☐ None ☐ Water cost/availability
   ☐ Market competitors ☐ Declining demand for crops being produced
   ☐ Not enough farm laborers ☐ Lack of agricultural lands
   ☐ Transportation of crops ☐ Other challenge(s), please specify:_____

5. How do you anticipate using your land in the next 10 years? *Please check all that apply.*

   ☐ Continue farming
   ☐ Sell property as a farm use
   ☐ Sell property for housing development
   ☐ Other use(s), please specify:_____

6. During the farm's peak season, how many farm laborers are employed on the farm?_____

   Of these employees, how many are:
   Full-time, permanent farm laborers_____
   Part-time, permanent farm laborers_____
   Part-time, seasonal laborers_____

   Of these employees, how many live:
   Alone_____
   With other farm laborers_____
   With children_____
   With spouse/partner & children_____

7. What is the average **(hourly / daily / weekly)** wage of your farm labor employees? *Please circle one and provide that wage below.*

   Full-time, permanent farm laborers $_____
   Part-time, permanent farm laborers $_____
   Part-time, seasonal laborers $_____

8. Do you provide employee housing for farm laborers and/or their families? ☐ Yes ☐ No

   If no, *please skip to QUESTION 9*.

   If yes, what type of housing do you provide? *Please check and answer all that apply.*

   Permanent, seasonal housing (i.e. dormitory-style):
   ☐ On-site ☐ Off-site How many beds?_____
   Permanent, year-round housing (i.e. multi- or single-family):
   ☐ On-site ☐ Off-site How many units?_____
   Temporary, seasonal housing (i.e. trailers):
   ☐ On-site ☐ Off-site How many units?_____

9. If you do NOT provide employee housing for farm laborers and their families, how many of your employees:

   Rent housing:
   Within 30 miles of the farm_____
   Greater than 30 miles away from the farm_____
   Own a home:
   Within 30 miles of the farm_____
   Greater than 30 miles away from the farm_____
   Have no housing (i.e. camp in the desert, live in cars, with friends, in a shelter or a motel)_____
   Housing arrangement unknown_____

10. Do you/your company provide farm laborers with transportation to and from work? ☐ Yes ☐ No

    If no, about what percentage of farm laborers travel to work by:

    Car (alone)_____%
    Carpools_____%
    Bicycle_____%
    Foot_____%
    Bus or other public transit_____%

11. If you do NOT provide employee housing for farm laborers and their families, what is the main reason why you do not? *Please check all that apply.*

    ☐ There is not a need
    ☐ Not financially feasible
    ☐ The permitting process is too costly
    ☐ The permitting process is too onerous
    ☐ Other reason(s), please specify:_____

12. In general, is there a need for more farmworker housing in your community? ☐ Yes ☐ No

    If no, why not?_____

    If yes, what type of farmworker housing is needed? *Please check all that apply.*

    ☐ Permanent, seasonal housing (i.e. dormitory-style)
    ☐ Permanent, year-round housing (i.e. multi- or single-family)
    ☐ Temporary, seasonal housing (i.e. trailers)

13. In your opinion, what would help facilitate the development of privately-owned farmworker housing in unincorporated Los Angeles County?_____

    _____

14. Over the next 10 years, do you feel that the opportunities for agricultural production will **(thrive / remain stable / decline)** in the unincorporated areas of Los Angeles County? *Please circle one.*

While we have tried to reach all those involved in agricultural production, if you find that we have missed an important player or organization with this survey, please let us know by providing their contact information below.

_____ _____ _____
_____ _____ _____
_____ _____ _____
_____ _____ _____

Please provide your contact information (optional): _____
_____
_____
_____

☐ I would like to provide input on the farmworker housing ordinance.
☐ I would like to know more about the Antelope Valley Area Plan Update – Town & Country.
☐ I would like to see the results of this survey.

THANK YOU FOR COMPLETING THIS SURVEY.

Please return your completed survey by Thursday, July 24, 2008 in the postage-paid envelope provided.

APPENDIX G: SURVEY RESULTS

Surveys sent: 258
Surveys returned (undeliverable): 19
Surveys completed: 37
Response rate: 15.48%

- Out of the 37 survey respondents, 23 or 62.2% indicated that they either own agricultural land or operate a farm in unincorporated Los Angeles County.

- Of the crops produced, eight of the respondents grow hay, seven root vegetables, four grapes, four orchards fruit, and three onions. Other crops produced include pistachios, strawberries, and lilacs.

Crop Type	Number of Farmers/Growers
Hay	8
Root Vegetables	7
Grapes	4
Orchard Fruit	4
Onions	3
Livestock	2
Nuts	1
Strawberries	1
Lilacs	1

- The total land farmed by all survey respondents equals 23,653 acres.

- Water cost and availability is the most common challenge to agricultural production cited by the survey respondents.

- Seventeen or 63% of the survey respondents indicated that they plan to continue farming in the next 10 years. Eight respondents (three of which do not actively farm the land) indicated that they plan to sell their land for housing development.

- The combined total of peak seasonal employees, of the 15 survey respondents that answered the question, is 736. Ten survey respondents provided the breakdown by employee type. As the chart below shows, nearly 70% of the employee base is part-time seasonal workers.

Breakdown by Employee Type	Number of Workers	% of Total
Full-time permanent	124	16.64%
Part-time permanent	101	13.56%
Part-time seasonal	520	69.80%
Total	**745**	**100.00%**

- Ten survey respondents provided wage information, and of those respondents, five provided hourly-wage information. The chart below shows the average hourly wage by employee type. Furthermore, the lowest hourly-wage reported is $8.00 (the State minimum) for part-time seasonal employees and the highest is $12.00 for full-time permanent employees.

Farm Labor Employee Type	Average Hourly Wage
Full-time permanent	$10.24
Part-time permanent	$9.18
Part-time seasonal	$9.33

- Of the 18 respondents that answered the question, four provide some type of employee housing. These operators provide a combined total of 29 units of onsite, permanent, year-round housing, and zero units of temporary or permanent seasonal housing.

- As for the 14 respondents that do not provide employee housing, 10 indicated that there is not a need, four stated that it is not financially feasible, five cited high permitting fees, and four believe the permitting process is too onerous.

- Of the 17 survey respondents who answered the question regarding farmworker housing need, eight respondents stated that there is a need for more farmworker housing in their community, while nine stated that there is no need.

- Regarding the state of agriculture in Los Angeles County, 54% (13) of the survey respondents believe that agricultural production will decline in the next 10 years. Thirty-three percent (eight) believe agriculture will remain stable, while 12.5% (three) are optimistic that agricultural production will thrive.

APPENDIX H: IMPORTANT FARMLAND MAP CATEGORIES

Through the State Department of Conservation's Farmland Mapping and Monitoring Program, important farmland throughout the State is classified, or rated, by analyzing the quality of the soil, irrigation status, and current land use, and mapped.

The following are definitions[32] for five of these important farmland map categories:

Prime Farmland
Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Farmland of Statewide Importance
Farmland similar to Prime Farmland, but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Unique Farmland
Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

Farmland of Local Importance
Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.

Grazing Land
Land on which the existing vegetation is suited to the grazing of livestock.

[32] Definitions were obtained from the State of California Department of Conservation.
http://www.conservation.ca.gov/dlrp/fmmp/mccu/Pages/map_categories.aspx

APPENDIX I: RESOURCES

Model Unit to Help Meet the Need for Farmworker Housing, Patricia Harrison & Gary Johnston
http://are.berkeley.edu/APMP/pubs/lmd/html/wintspring_97/LMD.6.1.housing.html

Environmental Health Policy and California's Farm Labor Housing, UC Davis, May 2007
http://johnmuir.ucdavis.edu/pdflibrary/whitepapers/FarmLaborHousing.pdf

Migrant and Seasonal Farmworker Enumeration Profiles Study, California, Alice C. Larson, September 2000
http://www.ncfh.org/enumeration/PDF2%20California.pdf

Farmworker Housing Study, Ventura County, August 2002
http://www.ventura.org/RMA/planning/pdf/studies/fwh_study.pdf

State Department of Housing and Community Development, Employee Housing
http://www.hcd.ca.gov/codes/eh/

Employee Housing Act, Health and Safety Code 17000-17062
http://www.hcd.ca.gov/codes/eh/ehstatutes.htm

State Department of Conservation, Farmland Mapping & Monitoring Program
http://www.conservation.ca.gov/dlrp/fmmp/Pages/Index.aspx

Los Angeles County Office of Education, Migrant Education
http://www.lacoe.edu/orgs/287/index.cfm

County of Los Angeles Agricultural Commissioner/Weights & Measures
http://acwm.co.la.ca.us/

Los Angeles County Crop and Livestock Reports
http://www.lacfb.org/reports.html

Los Angeles County Farm Bureau
http://www.lacfb.org/

Attachment 6: Summary of Regional Planning Commission Proceedings

REGIONAL PLANNING COMMISSION
PUBLIC HEARING PROCEEDINGS

HEARINGS ON AMENDMENT TO TITLE 22 (PLANNING AND ZONING) OF THE LOS ANGELES COUNTY CODE RELATED TO FARMWORKER HOUSING

May 27, 2009: The Regional Planning Commission conducted a public hearing to consider the Draft Farmworker Housing Ordinance and Negative Declaration. No members of the public testified in regard to the Draft Ordinance; however, the staff informed the Commission that the Executive Director of the Los Angeles County Farm Bureau had phoned the staff that morning stating that she had concerns, but would not be able to attend the public hearing.

The Commission raised three specific issues:

1. Reconsider the prohibition of farmworker dwelling units in Environmentally Sensitive Habitat Areas (ESHAs) if single-family homes are currently permitted in ESHAs;

2. Consider parking reductions for farmworker housing, and specifically review parking standards for single-room occupancy units (SROs); and

3. Evaluate the conversion of farmworker housing to other uses if no longer occupied by farmworkers, and specifically consider allowing the conversion of farmworker housing into homeless shelters or winter shelters by-right.

The Commission continued the public hearing and instructed the staff to return on June 24, 2009 and address these concerns. In addition, the Commission requested that the staff follow-up with the Executive Director of the Los Angeles County Farm Bureau.

June 24, 2009: Since Commissioner Modugno requested information at the May 27 hearing, but was not in attendance on June 24, the staff recommended a continuance to July 29, 2009, which was granted. No members of the public testified in regard to the Draft Ordinance.

July 29, 2009: The Regional Planning Commission approved the Draft Farmworker Housing Ordinance with the staff's recommended changes and recommended that the Board of Supervisors hold a public hearing to consider the Draft for approval. At the hearing, the staff addressed the Commission's concerns raised at the May 27 public hearing and outlined changes made to the Draft Ordinance. The staff also provided the Commission with an update on its meeting with the Los Angeles County Farm Bureau. No members of the public testified in regard to the Draft Ordinance.

The staff proposed the following changes:

- A minor change to the ordinance language to clarify that farmworker dwelling units are prohibited if any portion of the “building site,” as opposed to “lot,” is located in an ESHA.

- In response to the Commission’s request to consider parking reductions, the staff recommended a revision to the Draft Ordinance from one parking space for every two beds, to one parking space for every three beds, for farmworker housing complexes in group living quarters.

The Commission requested that the staff address the Los Angeles County Farm Bureau’s concern regarding the user-friendliness of the Draft Ordinance. Specifically, they requested that the implementation guidelines not exceed more than one page front and back.

The Commission also stated that should the County see a resurgence in the wine industry, the ordinance may need to be amended to address any new issues unique to this specific agricultural industry.

Attachment 7: Public Comments

COUNTY OF LOS ANGELES

DEPARTMENT OF PARKS AND RECREATION

"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

June 10, 2009

TO: Connie Chung, AICP
Department of Regional Planning-Housing Section

FROM: Bryan Moscardini
Department Parks and Recreation-Planning Division

SUBJECT: **NOTICE OF CONSULTATION-
FARMWORKER HOUSING ORDINANCE**

The Department of Parks and Recreation has reviewed the above Notice. The proposed Farmworker Housing Ordinance will not affect facilities under jurisdiction of this Department.

If you have any questions, please contact me at (213) 351-5133.

BM(c:response-FW Housing)

c: Parks and Recreation (Larry Hensley, Norma E Garcia)

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

(323) 890-4330

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

JUL 1 - 2009

June 16, 2009

Ms. Anne Russett
Department of Regional Planning
The Housing Section
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Russett:

NEGATIVE DECLARATION, SUBJECT: PROJECT NO. R2008-01324, FARM WORKER HOUSING ORDINANCE, NEGATIVE DECLARATION, LACO (FFER #200900083)

The Forestry Negative Declaration has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION:

1. We have no comments at this time.

LAND DEVELOPMENT UNIT:

1. The Fire Prevention Division, Land Development Unit has no additional comments regarding this project. The comments on pg. 32 of the Initial Study under Fire/Sheriff Services are sufficient at this time.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance.

2. The areas germane to the statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division have been addressed.

HEALTH HAZARDOUS MATERIALS DIVISION:

1. We have no comments at this time.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

FRANK VIDALES, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

FV:lj

From: LACFB - Farm Bureau
To: Russett, Anne
Subject: RE: Draft Farmworker Housing Ordinance - RPC Hearing
Date: Sunday, June 14, 2009 4:36:18 PM

Dear Anne:

The Los Angeles County Farm Bureau would like to thank you for the opportunity to review the proposed changes to the Farmworker Housing ordinance. After reviewing the document we felt the changes outline below best reflect the needs of the agricultural community. LACFB felt these items needed to be changed or discussed, so that there is not an adverse impact on the 253 million dollar agriculture industry in Los Angeles County. Once all our changes are incorporated, our office would appreciate an updated copy of the Farm housing ordinance.

- We would like to see an ordinance that is more streamlined, comprehensive, and easy to read in one document.
    1. Our farmers find it difficult to reference to numerous line items and various documents for a full clarification of the guidelines.
- In most cases large farming production in the Antelope Valley is conducted on A1 and A2 zoned property. (A1 – Light Agriculture & A2 Production Agriculture) These farmers hire over 50 employees for their operation and have hundreds of acres in agriculture production.
    1. We believe that housing for farmworkers should be located in relatively close proximity to the agricultural area in which they work. We would like to see a reference to this request.
- On page 8 it references that "…twelve residential units per lot designed for use by farmworkers and their households,…." However, it doesn't reference to the lot size for these 12 units, or the requirements for sewer, water, trash, etc for this many individuals to live on <u>one</u> lot/property. It's not real clear.
        1. Wouldn't the zoning, sewer, and water availability need to accommodate 36 people?
        2. Are the 36 people being called out to the lot/property or to the building?
- End of page 8 top of page 9: Please correct me if I'm wrong. I thought LA County Code Enforcement does not allow recreational vehicles and travel trailers to be used as permanent residency. This is not clear and I don't want this to be an issue in the future.
    1. I see our farming operations using these recreational vehicles and travel trailers for the following reasons:
        1. We move farming operations throughout the valley
        2. Relief for heat stress for farmworkers
        3. Housing for equipment protection or groundskeeper
        4. Housing for seasonable workers
- A reference needs to be added regarding lots/parcels that are substantially located in the floodway or a river or stream are not viable sites for farmworker housing. (Concerns with flash floods.)
- We are unclear why farm housing would be placed on property zoned for commercial. Could you please explain your decision for this change?
- Please replace "Permitted occupancy includes farmworkers who do not

work on the property where the farmworker housing is located."

    1. Farm employee housing shall be occupied only by farm employees (and their immediate family) engaged in agricultural labor on the same parcel as the farm employee housing or on other land owned or leased and farmed by the owner or employer, and shall not be otherwise occupied or rented.

- Parking regulations – How many cars, recreational vehicles and/or travel trailers can be allowed for one piece of property? What the code requirements for R-1, R-2 etc.
- Could you add: If farming activity is not in progress at the time of application, the permit shall be conditioned to require review to ensure that bona-fide farming activity commences within a reasonable time.
- Could you add: Farm employee housing shall be removed or converted to another permitted use at such time as the farming activity to which it relates ceases operation for more than twelve consecutive months.
- Page 10, please change, "That the property owner shall submit a verification form annually to the department of regional planning."
    1. On an annual basis, the property owner must file a verification form stating that the agricultural operation is still taking place on the property and that the tenants are employed as farmer employees.
- Farmworker Housing Ordinance background report, page 3, please change "With few options for safe and adequate….:
    1. With limited options for safe and adequate seasonal housing, including housing that offer short-term leases, migrant farmworkers may be faced with housing shortages. Currently, only one major grower in the unincorporated area provides onsite barrack-style group living quarters for farmworkers.
    2. Page #3 please change, "Permanent housing options are also…."
        1. Permanent housing options maybe out of reach……

We appreciate your collaborative efforts on the Farm worker housing ordinance; however, you may want to contact the Annika Knoppel, NGA Executive Administrator, Nursery Growers Association of California for additional input on agriculture operations in the LA Basin. Please feel free to call our office for clarification regarding our changes. 661-274-9709

We thank you for your time.
Laura Blank

From: Russett, Anne [mailto:ARussett@planning.lacounty.gov]
Sent: 2009-06-09 10:51 AM
To: LACFB - Laura Blank
Subject: FW: Draft Farmworker Housing Ordinance - RPC Hearing

Hi, Laura –

I just wanted to follow-up with you regarding the draft farmworker housing ordinance. I'm sure you are very busy, but I wanted to see if you've had an opportunity to put some comments together regarding the draft.

Thanks, Anne

Anne Russett
Housing Section
Los Angeles County
Department of Regional Planning
Phone 213/ 974-6425
Email arussett@planning.lacounty.gov

From: Russett, Anne
Sent: Wednesday, May 27, 2009 11:30 AM
To: 'LACFB - Laura Blank'
Cc: Chung, Connie
Subject: Draft Farmworker Housing Ordinance - RPC Hearing

Hi, Laura –

Thanks for contacting me this morning about the Draft Farmworker Housing Ordinance.

As I mentioned on the phone, the RPC has continued the public hearing to Wednesday, June 24, 2009. In addition to following up with you, the Commission asked that we re-evaluate the parking standards and consider reducing the parking requirements; re-evaluate the proposed exceptions, in particular the prohibition of "farmworker dwelling units" in Environmentally Sensitive Habitat Areas (ESHAs); and continue to think about what to do with future farmworker housing projects when/if they are no longer occupied by farmworkers.

In the meantime, please forward me your comments on the draft ordinance and we can also schedule a time to meet and discuss your concerns and questions.

Here's a link to the PowerPoint presentation. Hopefully you will find this somewhat informative even without the corresponding dialogue.
https://rcpt.yousendit.com/693188048/cd2b7c907fd93c7d4fbd02c50ed3d529

Thanks, Anne

Anne Russett
Housing Section
Los Angeles County
Department of Regional Planning
Phone 213/ 974-6425
Email arussett@planning.lacounty.gov

_____ NOD32 4140 (20090609) Information _____

This message was checked by NOD32 antivirus system.
http://www.eset.com

Notes from Meeting with the Los Angeles County Farm Bureau
Draft Farmworker Housing Ordinance
June 23, 2009

Attendees: Laura Blank (Executive Director, Los Angeles County Farm Bureau); Connie Chung (DRP); and Anne Russett (DRP)

On June 23, 2009, the staff met with Laura Blank, the Executive Director of the Los Angeles County Farm Bureau, in order to address her concerns and answer her questions regarding the draft farmworker housing ordinance and background report.

The staff provided Ms. Blank with an overview and background of the project, which included an explanation of the Los Angeles County Housing Element, the State Housing Element Law, and the State Employee Housing Act. The staff also explained that the intent of the draft ordinance is to clarify the requirements of the Employee Housing Act. The staff further explained that the draft ordinance does not require farmers and growers to provide housing to their employees, but rather streamlines the land use permitting process for individuals interested in providing housing to farmworkers.

Ms. Blank outlined specific concerns related to infrastructure availability, recreational vehicles, parking standards, lot size requirements and setback requirements. The staff informed Ms. Blank that the Department of Public Works and/or the State would ensure the availability of adequate infrastructure for future farmworker housing projects. In addition, the staff clarified that the ordinance requires applicants to obtain all applicable permits from the County Departments of Public Works, Public Health, Fire, and the State Department of Housing and Community Development.

Ms. Blank correctly pointed out that the Los Angeles County zoning code does not allow recreational vehicles for human habitation. The staff explained that the Employee Housing Act provides an exception for farmworker housing.

The staff also explained that farmworker housing is subject to all applicable setbacks, lot sizes must be consistent with Title 22, and the current parking standards required for residential land uses apply. The staff also mentioned that the draft ordinance includes parking standards for farmworker housing complexes provided in group living quarters and that the Regional Planning Commission requested the staff to further explore parking options and reductions for farmworker housing.

In addition, the staff informed Ms. Blank that restricting the occupancy to farmworkers and their immediate family, as she suggested, would be inconsistent with Federal and State Fair Housing Laws.

Since the ordinance is implementing the State Law, the staff also explained that there is little room for flexibility. For example, the staff cannot change the ordinance language to only allow farmworker housing on-site or to limit the housing to farmworkers working on that property. Such changes would be inconsistent with State Law. Ms. Blank, however, argued that farmworker housing as a goal should be located in close proximity to the agricultural operation to reduce commute times, as well as commuting costs. The staff agreed to incorporate this jobs/housing balance goal into the draft ordinance's implementation guidelines or the General Plan Update.

Lastly, Ms. Blank had a couple of comments on the background report, which the staff will address through a few minor edits. She also indicated that the draft ordinance was not very user-friendly. To address this, the staff committed to working with Ms. Blank to develop implementation guidelines upon adoption of the ordinance.

Attachment 8: Legal Notice of Board Hearing

COUNTY OF LOS ANGELES

NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENT TO TITLE 22 OF THE LOS ANGELES COUNTY CODE RELATED TO FARMWORKER HOUSING

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the Regional Planning Commission of the County of Los Angeles has recommended approval of the draft farmworker housing ordinance. The draft farmworker housing ordinance, which is a program of the Los Angeles County Housing Element, amends Title 22 of the Los Angeles County Code to bring the County's provisions for farmworker housing into compliance with the requirements of the Employee Housing Act (Sections 17000-17062.5 of the California Health and Safety Code).

NOTICE IS ALSO HEREBY GIVEN that a public hearing will be held before the Board of Supervisors, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012 at **9:30 a.m. on _____, 2009** pursuant to said Title 22 of the Los Angeles County Code and Title 7 of the California Government Code (Planning and Zoning Law) for the purpose of hearing testimony relative to the adoption of the above mentioned amendment and the supporting environmental document.

Written comments may be sent to the Executive Office of the Board of Supervisors in Room 383 at the above address. Project materials are available on the Department of Regional Planning website at http://planning.lacounty.gov/farmworker. If you do not understand this notice or would like more information, please contact Anne Russett of the Housing/General Plan Section at (213) 974-6417 or arussett@planning.lacounty.gov.

Pursuant to the California Environmental Quality Act and County Guidelines, a Negative Declaration has been prepared that shows that the proposed ordinance will not have a significant effect on the environment.

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 mas información, por favor llame este numero: (213) 974-6417.

_____
SACHI A. HAMAI
EXECUTIVE OFFICER-CLERK OF
BOARD OF SUPERVISORS

Attachment 9: List of Persons to be Notified

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

List of Persons to be Notified

The *List of Persons to be Notified* has been submitted to the Executive Office of the Board of Supervisors.