



North Valley Area Planning Commission

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DETERMINATION OF THE NORTH VALLEY AREA PLANNING COMMISSION

Mailing Date: **SEP 26 2003**

Case No.: ZA 2002-2741 (PAD)-A1
PLAN APPROVAL

CEQA: ENV-2002-2743-MND

Address: 10330 McBroom Street

Council District: 2

Plan Area: Sunland-Tujunga-Lake View Terrace-
Shadow Hills

Zone: RA-1-K

D.M.: 207B177

Legal Description: Fractional Lot 64,
Hansen Heights Tract

Applicant: Marcian and Royan Herman
Appellant: Margot Stone

At the meeting on July 17, 2003, the North Valley Area Planning Commission:

Granted the Appeal in part
Sustained the action of the Zoning Administrator
Granted the Approval of Plans
Conditions of Approval imposed
Prior Conditions modified
Modified the Findings of the Zoning Administrator
Adopted ENV-2002-2743-MND

This action was taken by the following vote:

Motion: Commissioner Honda

Seconded: Commissioner Cardenas

Vote: 4-0 (Commissioner Winger, not present to vote)

Effective Date:

Effective upon the mailing of this report

Appeal Status:

Not appealable

Sheldred Alexander, Commission Executive Assistant
Central Area Planning Commission

Attachments: Findings, Conditions of Approval

NORTH VALLEY AREA PLANNING COMMISSION DETERMINATION REPORT

BACKGROUND AND APPEAL REQUEST:

1. On April 18, 2003, Associate Zoning Administrator R. Nicolas Brown, pursuant to Los Angeles Municipal Code Section 12.24 L and M, approved a Zoning Administrator's determination of Conditional Use status and Approval of Plans, authorizing the continued use and maintenance of a commercial equestrian facility, equine rescue and equine evacuation for the purpose of training, boarding, breeding, stabling, birthing and rehabilitation.
2. The appellant appealed certain conditions, elements, or parts of the Associate Zoning Administrator's approval.
3. The Commission in their action, granted the appeal in part, sustained the approval by the Associate Zoning Administrator, granted an approval of plans, modified condition nos. 9, 10, 11, 14, 17 and 22 and clarified the maximum number of equines allowed as 100 equines. The Commission adopted the following findings.

FINDINGS:

1. The Commission determined that the Associate Zoning Administrator did not err or abuse his discretion.
2. Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:
 - A. **The proposed location will be desirable to the public convenience or welfare.**

The applicant proposes the continued use and maintenance of a commercial equestrian facility and expansion to include equine rescue and evaluation for the purpose of training, boarding, breeding, stabling, birthing. There are three components to the proposed operation resulting in a maximum of 100 equines on 6-1/2 acres: One, the operation would include 70 equines for training, boarding, breeding, stabling, and birthing. Presently, the facility accommodates 46 equines for boarding, breeding, stabling, and birthing. Two, the operation would include 30 equines as part of a 501c3 (i.e., non-profit) equine rescue program. The equine rescue program is to accommodate lost, evacuated and/or injured equines during times of natural or man made disaster. The third component is equine evacuation of no more than 30 equines.

Requested is a Zoning Administrator's determination of Conditional Use status and Approval of Plans, authorizing the continued use and maintenance of a commercial equestrian facility and equine rescue for the purpose of training, boarding, breeding, stabling, birthing and rehabilitation. The applicant also request the retention of an existing caretaker unit on the property to enable 24-hour security and to assist with newly rescued equines and mares ready to foal.

The location of the proposed use is desirable to the public convenience and welfare. Equestrian oriented uses are part of our rich California heritage and continue to be a unique lifestyle for many who partake in training, boarding, breeding, stabling, birthing and rehabilitation of equine. Also, others desire the equestrian lifestyle who are not themselves participants, but wish to see such way of life continue for its own sake. The City supports the preservation of the equestrian lifestyle and cautions against possible precedent-setting variance, conditional use, or subdivision decisions that might endanger the preservation of equinekeeping uses within certain communities.

B. The location is proper in relation to adjacent uses or the development of the community.

The location is proper in relation to adjacent uses and development of the community due to the rural nature of the area and the existence of other similar uses in the immediate vicinity. Surrounding properties are within the RA-1-K Zone and are developed with one- and two-story single-family dwellings. The environment includes large areas of open space, natural land forms, and riding trails. It is one of the more rural areas of the City and supports a substantial equestrian-oriented population. The area connects to an extensive network of trails in the valley providing a rare and safe opportunity for individuals to live in a major metropolitan area and have access to remote rural areas.

The subject site is zoned RA and is approximately 6-1/2 acres in size. The Los Angeles Municipal Code requires a conditional use permit for riding academies or the commercial grazing, breeding, boarding, raising or training of domestic animals in the A1 or A2 Zones; and the raising, grazing, breeding, boarding or training of equines, riding academies or stables in the RA, MR or M1 Zones. A conditional use permit ("CUP") is a discretionary permit for a particular use which is not allowed as a matter of right within the zone. The CUP process is to single out types of uses which are essentially desirable, but because of potential impacts are not desirable in every location, in unlimited numbers, or in a location without restrictions tailored to them. CUPs over the years have become more important as we move further way from Euclidean zoning (i.e., Euclid township vs. Amber Board of Realty) which separates land uses by type, density, and intensity. For some time, the City has allowed nonresidential uses in residential areas (i.e., churches child care, equine boarding and riding, home occupations, wireless telecommunications facilities). Over the last decade, there has been a greater mixing of uses (e.g., mixed use).

The Los Angeles Municipal Code allows the "... keeping of equines, bovines, goats or other domestic livestock (other than swine) shall be permitted only on lots having an area of 17,500 square feet or more; provided, however, that such keeping of domestic livestock shall also be permitted on lots which were of record as of November 19, 1966 and qualified for the minimum lot area requirement of 17,500 square feet by including the area of one-half of the abutting streets. Where equines and/or bovines are being kept, the number kept shall not exceed one equine or bovine for each 4,000 square feet of lot area. (Amended by Ord. No. 159,341, Eff. 10/10/84.)" (Underline added) Therefore, pursuant to the Code, a total of 71 equines could be kept on the subject site by-right (i.e., 1 equine per 4,000 square feet of lot area for 6.5 acres) The authorization allows a maximum of 100 equine on the property at any one time.

There are other boarding establishments in the area. A CUP for 42 equines was granted at 10412 McBroom Street, two properties westerly of the subject site. The facility at 10263 La Canada Way is Rockin' W ranch is allowed 55 equines on slightly more than three acres. Lastly, 10616 McBroom, Bella Vista Stable holds a permit that allows in excess of 100 equines. *(Additional establishments were mentioned at the public hearing.)*

C. The use will not be materially detrimental to the character of the development in the immediate neighborhood.

Testimony provided during the public hearing and in letters received by the Office of Zoning Administration, raised issues regarding increase in traffic and congestion, dust, odor, inadequate access, and a general concern that the proposed project will degrade the single-family character of the area.

The approved use will not be materially detrimental to the character of the development in the immediate neighborhood in that the facility has a history of being well run and the City will closely monitor the use to ensure continued compliance with the conditions of approval. The imposed conditions limit events or shows, parking will be on-site only, a turnaround area is provided on-site for any size vehicle, there are preventive measures to keep dust, lights, odor, flies and noise to a minimum, and there are limited hours of operation. The condition regarding yearly "Plan Approval" is in order to evaluate changes that may occur in surrounding land uses and to ensure that the set of conditions continues to protect the area from potential adverse impacts resulting from the use of the subject site. If there are problems during its operation, the review will evaluate them and mitigate the impacts by reducing the number of hours, modifying existing conditions, or by adding additional conditions.

Considerable concern was raised regarding the lack of adequate access to the site due to the unimproved, dirt private streets. Private streets are maintained by contract between its users. As a private street, it is a private matter as to who has what rights. The Zoning Administrator considered the issue of safety and ability of the roads to accommodate the additional traffic. While testimony was conflicting, the Zoning Administrator's site visit verified that the main road is able to accommodate the potential traffic. The potential use of two roads will reduce the daily flow of traffic on any one road and ensure secondary access in case of emergency.

D. The proposed location will be in harmony with the various elements and objectives of the General Plan.

The Sunland-Tujunga-Lake View Terrace-Shadow Hills District Plan designates the subject property for Very Low I Residential with corresponding zones of RE20 and RA and Height District No. 1. This Community Plan sets forth goals to maintain the community's individuality including "preserving and enhancing the positive characteristic of existing uses which provide the foundation for community identity, such as scale, height, bulk, setbacks and appearance." While not specifically stated, a positive characteristic of Sunland-Tujunga-Lake View Terrace-Shadow Hills District Plan is related to equinekeeping. As noted in the Plan, views of the community are of "the San Gabriel Mountains, the Verdugo Mountains, the Tujunga Wash, Hansen Dam, and equine ranches.

The Plan lists two objectives directly related to equinekeeping including:

Objective 1-7 To insure compatibility between equestrian and other uses found in the RA Zone; and,

Objective 1-8 To promote and protect the existing rural, single-family equestrian oriented neighborhoods in RA zoned areas and "K" Districts. To caution against possible precedent-setting actions including zone variance, conditional use, or subdivision that might endanger the preservation of horsekeeping uses. [*Underline added for emphasis*]

The instant authorization promotes an appropriate central land use that encourages the preservation of this type of land use. The instant authorization, through the imposition of conditions, seeks to balance the potential competing objectives of commercial equinekeeping and the need to preserve single-family neighborhoods.

3. ADDITIONAL MANDATORY FINDINGS

- A. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 154,405, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.
 - B. On July 18, 2002, the City Planning Department Environmental Staff Advisory Committee (ESAC) issued Mitigated Negative Declaration No. ENV 2002-2743-MND (Article V - City CEQA Guidelines) and determined that by imposing conditions the impacts could be reduced to a level of insignificance. The Commission hereby adopts that action. The records upon which this decision is based are with the Environmental Review Section in Room 763, 200 North Spring Street.
 - C. Fish and Game: The subject project, which is located in Los Angeles County, will not have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend, as defined by California Fish and Game Code Section 711.2.
4. The prior conditions and limitations were modified in part for the following reason:
 - A. To protect the surrounding community and environment.
 - B. To assure a project as described by the applicant.
 5. The Commission arrived at its determination based upon its review of available records and evidence contained in the subject and related files and upon testimony and evidence provided at the Commission's hearing on the subject matter.

APPEAL RIGHTS:

Not further appealable.

EFFECTUATION OF THE ACTION:

1. Approval of Plans:

- a Pursuant to Municipal Code Section 12.24, the subject authorization must be utilized within two (2) years after the effective date of the grant.
- b If the subject authorization is not utilized, or if construction or installation of physical improvements has not begun and diligently been carried on to completion, within the two (2) years, this grant shall become void. Further, any privilege or use authorized by the subject grant shall be deemed to have lapsed.

2. Time Extension: A request for permit utilization time extension:

- a. Must be filed at a public counter of the Planning Department, and
- b. the extension application must be accepted prior to the expiration of the time to utilize the grant or other authorization.
- c. The extension application must be accompanied by the appropriate fee payment and substantial evidence that unavoidable delay has prevented or will prevent the applicant from taking advantage of the grant or authorization within the specified time limits.
- d. **WARNING**: IF more than one permit is involved, be sure you secure an extension of time for each separate permit, as may be required by law. Often permits have different time limits and extension allowances.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

“The violation of any valid condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this code.”

AMERICANS WITH DISABILITIES ACT (ADA) NOTICE:

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities.

REFERENCED EXHIBITS:

Exhibit No. B-1: Conditions of Approval (attached).

Exhibit No. A-1: Applicant's plot plan (file copy only).

CONDITIONS OF APPROVAL

The conditions and requirements of Zoning Administration Case No. ZA 2002-2741 (PAD)-A1, have not been modified substantially, except as indicated below.

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective conditions, if, in the Administrator's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be included in and printed on the "notes" portion of the building plans submitted to the Zoning Administrator and the Department of Building and Safety for purposes of having a building permit issued.
6. Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Zoning Administrator for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.
7. In order to provide for reexamination of the matter one year after the operation begins and consideration of any changed conditions in the neighborhood and if the applicant/operator or owner of the land wishes to continue operation as herein authorized, he must file for "Approval of Plans". Said application must be filed no later than one year after the start of the operation. The application shall be accompanied by the payment of appropriate fees, as governed by Section 19.01-I of the Los Angeles Municipal Code, and must be accepted as complete by the Planning Department public counter. The completed application shall be accompanied by owner/occupant notice labels for abutting properties and include the Council District, Los Angeles Police Department district station, Los Angeles Department of Animal Regulation, Los Angeles County Health Department County Health, and individuals on the interested parties list related to the subject authorization.

The applicant/owner shall provide appropriate documentation to substantiate ongoing compliance with each of the conditions contained herein at the time of filing the Approval of Plans review application. At the time of filing the application, the information shall also be mailed to address labels noted above.

The Zoning Administration may elect to waive the public hearing, if the applicant has fully complied with the conditions of approval, continued operation of the facility would not adversely impact the surrounding community, and the matter is not likely to evoke public controversy.

8. **Contract Person.** A responsible adult attendant shall be on duty at all times on the premises or to be easily contacted for information on a posted notice near the entrance to the site. Further, such person shall be charged with the responsibility of maintaining the property and improvement in a neat, attractive, and safe condition at all times and to generally conduct the enterprise so as to not create any nuisance, such as noise, dust, odors, etc., to the surrounding properties.
9. **Deliveries.** Deliveries including the loading and unloading of equines shall occur only during the following hours: the facility no earlier than 7 8 a.m., nor later than 8 6 p.m., Monday through Friday. ~~and no earlier than 8 a.m., nor later than 8 p.m. on Saturdays, Sundays, and legal holidays~~ Emergency deliveries of equines outside of these hours shall be permitted and the hauling of manure on Saturdays. Emergences and equine shows off-site are exempted. *(Modified by the Commission)*
10. **Dust Control.** In order to prevent fugitive dust, the arena(s) horse, baby pasture and other training and riding areas shall be sprinkled at least once a day before the first exercise of the first horse and/or at the end of the day in readiness for the following days' use and/or throughout the day as needed. On windy days, horse training, baby pasture or riding ring(s) shall be sprinkled as least two times. ~~Sprinklers to water all "turn-out" areas shall be installed.~~ *(Volunteered by the Applicant, Modified by the Zoning Administrator, and the Commission)*
11. **Emergency Evacuation Plan.** Submit an emergency response plan for approval by the City Planning Department and the Fire Department. The emergency response plan shall be posted in a conspicuous place and should include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals and fire departments, and alternative locations for evacuation of the equine. *(Modified by the Commission)*
12. **Employees.** There may be up to four employees. One employee may live on the premises in the herein approved pre-fab mobile home for the purpose of 24-hour security. Within 30 days of the effective date of the action, a request shall be made to the Department of Building and Safety to inspect the said habitable structure. *(Volunteered by the Applicant, Modified by the Zoning Administrator)*
13. **Equine Number.** The number of equine within the operational components may vary; however, the maximum number of equine shall not exceed 100 on the property at any one time. The number for training, boarding, breeding, stabling, and birthing shall not exceed 70 equine; the number as part of a 501c3 (i.e., non-profit) equine rescue program shall not exceed 30 equine; nor shall the number exceed 30 in the evacuation program.

14. Events

- a. Events shall not exceed the hours of 9 a.m. to 5 p.m., daily. *(Volunteered by the Applicant)*
- b. Events may include grooming and rehabilitation of rescued horses by Girl Scouts seeking their Gold Award, educational horsemanship clinics and seminars, horse training, riding lessons, adoption of rehabilitated rescue horses, on site fund raisers for the 501c3 horse and up to four annual horsemanship clinics provided that such events are by RSVP and in compliance with Condition No. 19b. *(Volunteered by the Applicant amended by the Commission)*
- c. There shall be no horse shows, exhibits, tours, demonstrations or training or commercial breeding of horses not boarded on the premises. There shall be no selling, renting, trading of horses not boarded on the premises. Equestrian schooling shows, exhibits and demonstrations are permitted for equines boarded on the subject site, but only for a year provided that such event are by RSVP and in compliance with Condition No. 19b *(Volunteered by the Applicant, Modified by the Zoning Administrator)*

15. Fencing. Equines shall be allowed to exercise and have freedom of movement as necessary to reduce stress and maintain good physical condition. Space and provisions for exercise must be appropriate and sufficient for the age, breed/type, quantity, condition and size of the equine(s).

- a. Fencing shall be well maintained and in good repair at all times.
- b. The perimeter of the area used for commercial boarding shall be enclosed with a chain link, rail fencing (e.g., Centaur), hedges or other suitable materials to a height adequate to confine horses on the property, but in no event to exceed 6 feet in height and shall have all necessary openings.
- c. Sick or Under Weight Equines. Equines should be scored by a veterinarian using the Henneke Condition Scoring Chart or other appropriate measure. Sick or afflicted equine shall not be permitted to have contact with other equine on abutting properties.
- d. Horses may roam in the fenced pastures. All boarded horses shall return to their respective stalls, corrals, or paddocks at 4 p.m. for an evening meal and rest. *(Volunteered by the Applicant)*

16. Hours. The permitted hours of riding of equines boarded on the property shall not exceed the following hours: 8 a.m. to 9 p.m., Monday to Friday, 8 a.m. to 8 p.m., Saturday, Sunday, and holidays. *(Modified by the Zoning Administrator)*

17. ~~Ingress and egress are by two easements. Easement (A) known as the lower easement shall be used primarily for deliveries of feed, bedding, and equines. Easement (B), appurtenant easement across Parcels C&D of tract map 1423, in the 10100 block of McBroom Street and shall be used for all other activities.~~ *(Volunteered by the Applicant, Modified by the Zoning Administrator)*

18. Lighting. Any floodlighting on the premises shall be shielded and/or directed onto the site. This condition shall not preclude the use of low-level security lighting. All arena lights shall be shielded to shine only on the arena riding area. *(Volunteered by the Applicant, Modified by the Zoning Administrator, Related to Environmental Mitigation No. IC1)*
19. Parking.
 - a. Vehicles stored on the ranch may include the occupant's cars, pick up truck, manure trailer, two equine trailers and a tractor. The remaining parking area shall accommodate 10-16 vehicles in designated parking places. There are three additional paved spaces used for equine trailers. *(Volunteered by the Applicant, Modified by the Zoning Administrator)*
 - b. Further, all students, boarders, spectators and other visiting the site shall park within the confines of the property and within the boundaries of the area specified on the plot plan and under no circumstances shall vehicles park on adjoining streets.
 - c. In addition, the parking area and driveway thereto shall be surfaced with paving, rock and oil, decomposed granite, or other dust proof material and be occasionally renewed, treated or watered once a day if necessary so as to prevent dust at all times.
20. Rules and Regulations. The rules and regulations of the Los Angeles Department of Animal Regulation and the Los Angeles County Health Department and other appropriate agencies shall be complied with in the use the property as herein authorized including, but not limited to the following:
 - a. All equines more than one year in age maintained on the subject property shall be licensed with the Department of Animal Regulation. Copies of said licenses shall be provided upon request of the Zoning Administrator or the Department of Building and Safety.
 - b. Adequate sanitary facilities in conformance with the regulations of the County Health Department shall be provided on the premises for visitors and employees.
 - c. Hay and feed storage shall be confined and controlled in a manner to comply with requirements of the Los Angeles City Departments of Building and Safety and Fire.
 - d. Adequate provisions shall be made for the complete removal from the premises of all refuse and manure on a regular basis to the satisfaction of the Los Angeles County Health Department. Between such removal, such materials shall be stored on concrete floor areas with concrete block walls or in commercial-covered refuse disposal containers approved by the health officer of the Los Angeles County Health Department. Where possible, the grantee shall remove manure to a recycling or composting facility to mitigate environmental impacts on landfills.
21. Signs shall conform to provisions in Division 62 (Building Code) of the City of Los Angeles Building Code or the approved by the Zoning Administrator, whichever is more restrictive. No off-site commercial signs, flashing or blinking signs, projecting signs, roof signs or pennants, banners, ribbons, streamers, spinners, balloons, or pole sign shall be permitted on the subject site.

22. Stalls and Corrals.

- a. It is the responsibility of the owner/custodian to ensure that each equine, taking into consideration age, breed/type, and health, has access to proper shelter or protection from the weather (e.g. relief from more dominant equines that may exclude him/her from the shelter). Shelter for equines shall have at least a roof and three sides and be kept in good repair and free of standing water, accumulated waste, sharp objects and debris. Proper shelter provides protection from inclement weather conditions (e.g. prevailing wind, sleet, rain and temperature extremes).
- b. Trees and natural weather barriers providing shelter may be considered adequate shelter, to the satisfaction of Los Angeles Department of Animal Regulation and/or Los Angeles County Health Department County Health.
- c. Enclosed areas shall be constructed or modified to allow free flow of air to control temperature, humidity and prevent air stagnation. Each individual stall, in which equines are kept, shall be provided with an area for dry footing, water supply, and clean feed area for the health of the animals. *(Volunteered by the Applicant, Modified by the Zoning Administrator)*
- d. Water Bowls. All stalls and corrals shall be fitted with automatic watering bowls. Corrals and enclosures in which equines are kept shall be provided with watering facility and maintained with an adequate cool water supply at all times. Proper drink shall mean clean, potable water available at all times for all equines. Exceptions shall be determined by veterinary consultation or professionally accepted practices for the safety and well-being of the equine. Frequency of watering shall consider age, breed/type, condition, size and quantity of equine(s). Activity levels and climatic conditions must be considered. All water receptacles shall be kept clean and free of contaminants and be positioned or affixed to minimize spillage.
- e. All stalls ~~and corrals~~ shall be fitted with an automatic fly system. *(Volunteered by the Applicant)*
- f. All manure shall be removed once weekly. During the week manure is to be stored in a bin for that purpose and covered with a tarp per recommendation of the Los Angeles Department of Health, Vector Management, the purpose of which is to create enough heat under the tarp to kill fly larvae.
- g. Use pine shavings in stalls to absorb all urine. Wet bedding is removed to the manure bin daily. In the paddocks, we add approximately 3 inches of sand semi-annually to absorb urine. With sufficient sand, urine dries rapidly and does not leach into the decomposed granite flooring or native soil below the decomposed granite. Manure is also removed to the storage bin daily. *(Volunteered by the Applicant)*

23. Stormwater Management. Environmental impacts may result from animal waste stored or left uncovered near small streams and storm drains. Animal waste contain nutrients--phosphorus, nitrogen, and bacterial, which act as fertilizer to stimulate aquatic plants' growth, which in-turn deplete oxygen in the water, killing sea life. However, the potential impacts will be mitigated to a level of insignificance by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control

which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following: (A copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwqcb4/>). (*Environmental Mitigation Measure No. VIIIc7*)

- a. Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- b. Design facilities with gutters that will divert runoff away from livestock area.
- c. Locate corrals, stables and barns on high ground when possible, and surround them with pasture to act as a natural filtration system.
- d. Runoff will be collected in a vegetative swale, wet pond, or extended detention basin before it reaches the storm drain system.
- e. Pastures to incorporate healthy and vigorous pastures with at least 3 inches of leafy materials.
- f. Compost soiled bedding and manure for reuse or store them in covered, water-tight units for disposal.
- g. Parking area and driveways to consist of permeable materials, such as crushed aggregate or gravel.
- h. The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.