



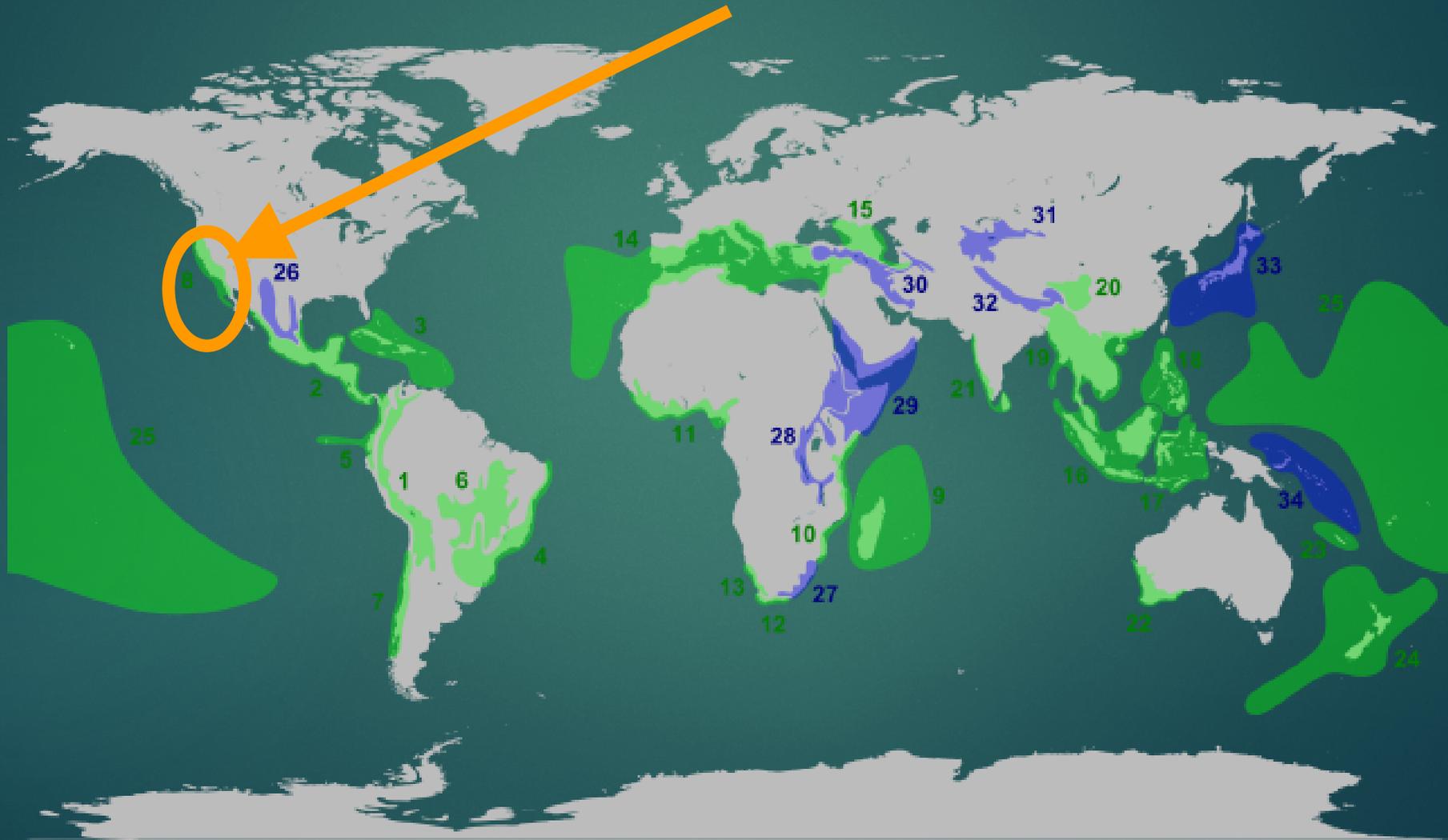
Significant Ecological Areas (SEAs) Ordinance Amendment

ENVIRONMENTAL PLANNING AND SUSTAINABILITY SECTION

11/8/17 PUBLIC HEARING

LA County – Biodiversity HOTSPOT!

Biodiversity Hotspot #8
California Floristic Province



SEA Program - Purpose

...**balance** the overall objective of resource preservation against other critical **public needs**. The General Plan goals and policies are intended to ensure that **privately-held lands** within the SEAs retain the right of **reasonable use** . . . avoiding activities and development that are incompatible with the **long-term survival** of the SEAs



July 12, 2017 Hearing

- Questions and direction from the Commission:
 - SEA applicability
 - SEA permit activity
 - Clarify SEA review process
 - Create a flowchart
 - Complete SEA Implementation Guide
 - Conduct additional outreach

Changing how we regulate

Title 22/previous drafts

▶ Regulate uses



Residential



Commercial



Industrial

Alternative approach?

▶ Regulate vegetation removal (habitat disturbance)



San Fernando Valley Spineflower

Alternative Approach

6

Protect SEA resources:

- ▶ Assess impact earlier
- ▶ Guide developers to avoid/reduce impact
- ▶ Reward for limiting impacts
- ▶ Require discretion only when needed



How much can we remove?

Threadleaf
Brodiaea



Allscale Scrub



Arroyo Chub



Mojave Ground Squirrel



Weed's Mariposa
Lily



Coyote Bush
Scrub



Santa Catalina Island
Fox



Southwestern
Willow Flycatcher

Alternative Approach

Threshold for Discretionary Review

- ▶ 5 SEA Resources Categories
- ▶ Standards from CA Fish & Wildlife(CDFW), CA Native Plant Society (CNPS), Fed/State lists
- ▶ Standard industry tools
- ▶ Used with other development standards to determine the level of SEA review

SEA Resource Category

1

Requires most protection

2

3

4

Requires least protection

5*

*Already disturbed/trees/water

Threshold for Discretionary Review



Priority SEA Resources

Category 1



Indian Rice Grass Grassland

Category 2



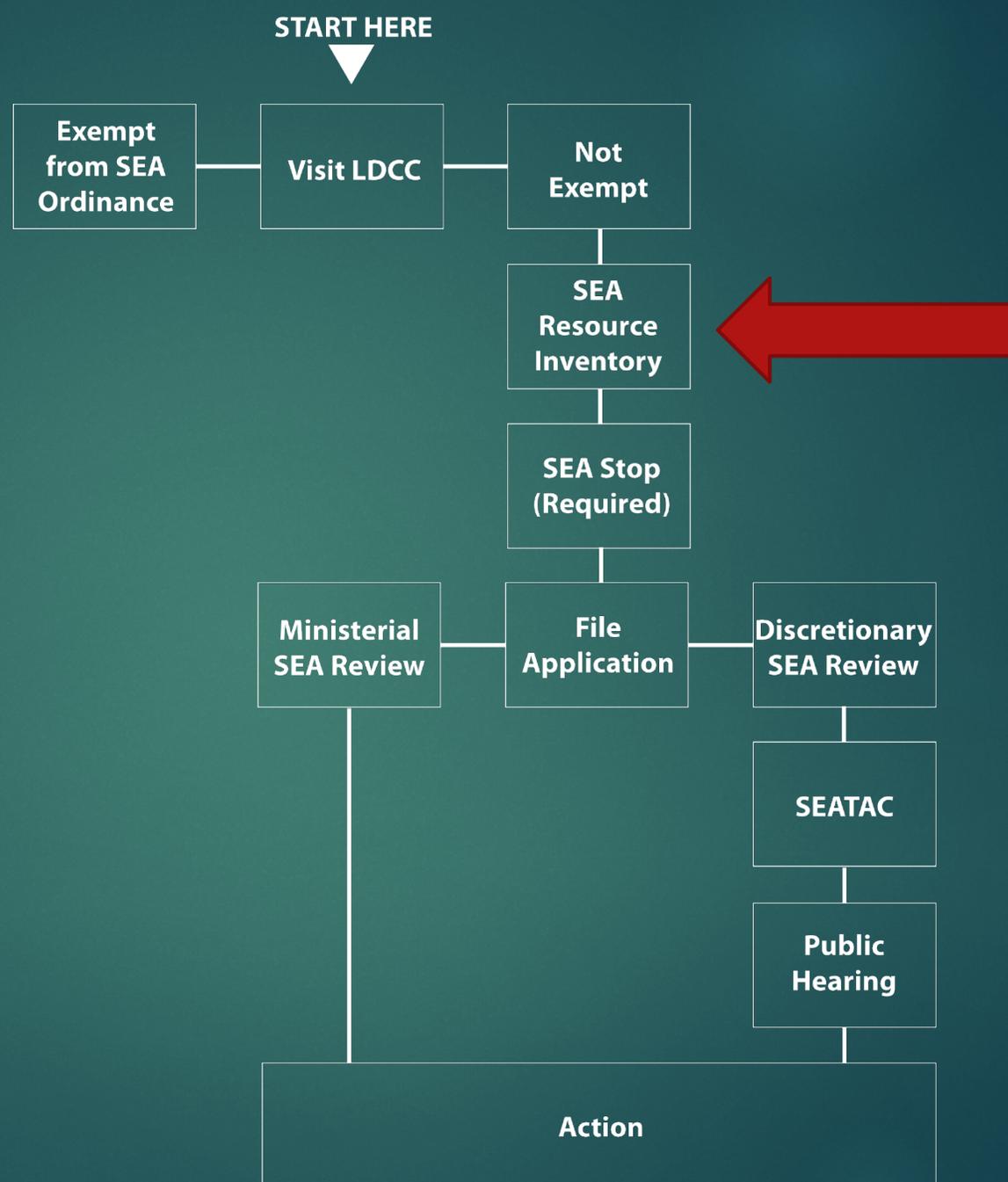
Yerba Mansa Meadow

Category 3



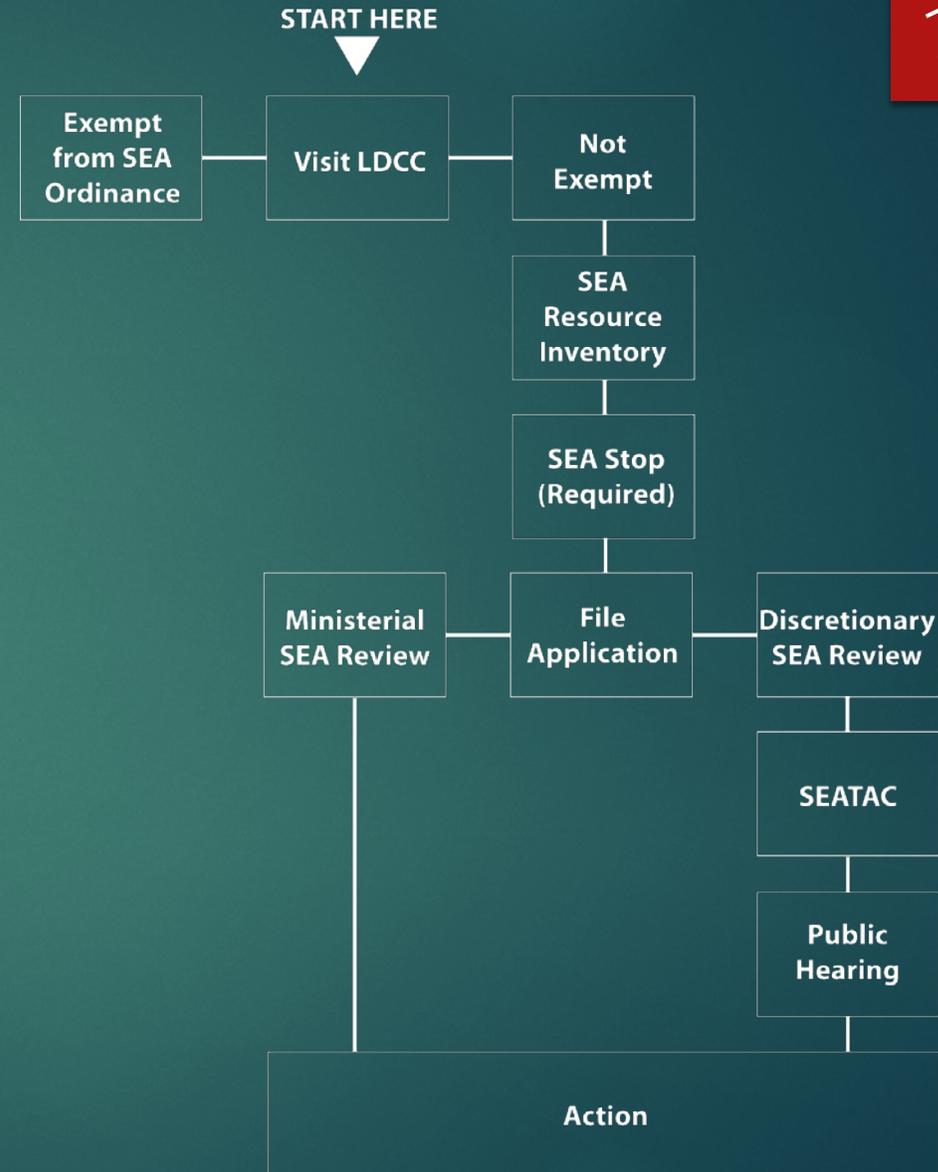
California Brittlebrush Scrub

SEA Process Flowchart



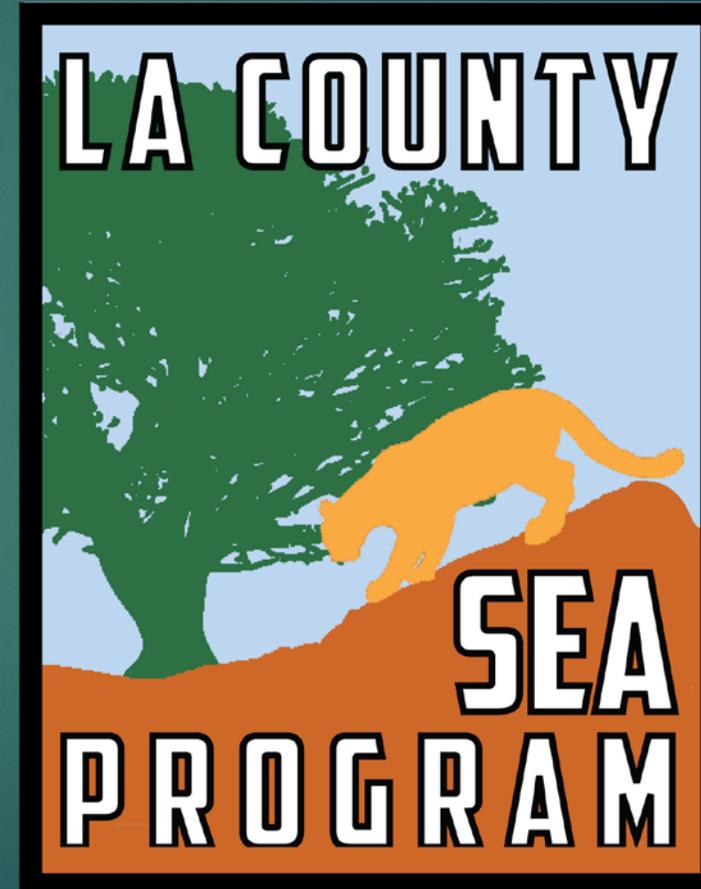
Alternative Approach

- ▶ Does not abandon Draft 9
- ▶ Changes threshold for SEA review
- ▶ Less disturbance = ministerial site plan
- ▶ More disturbance = discretionary permit (SEATAC, CEQA, public hearing)



SEA Implementation Guide - Chapters

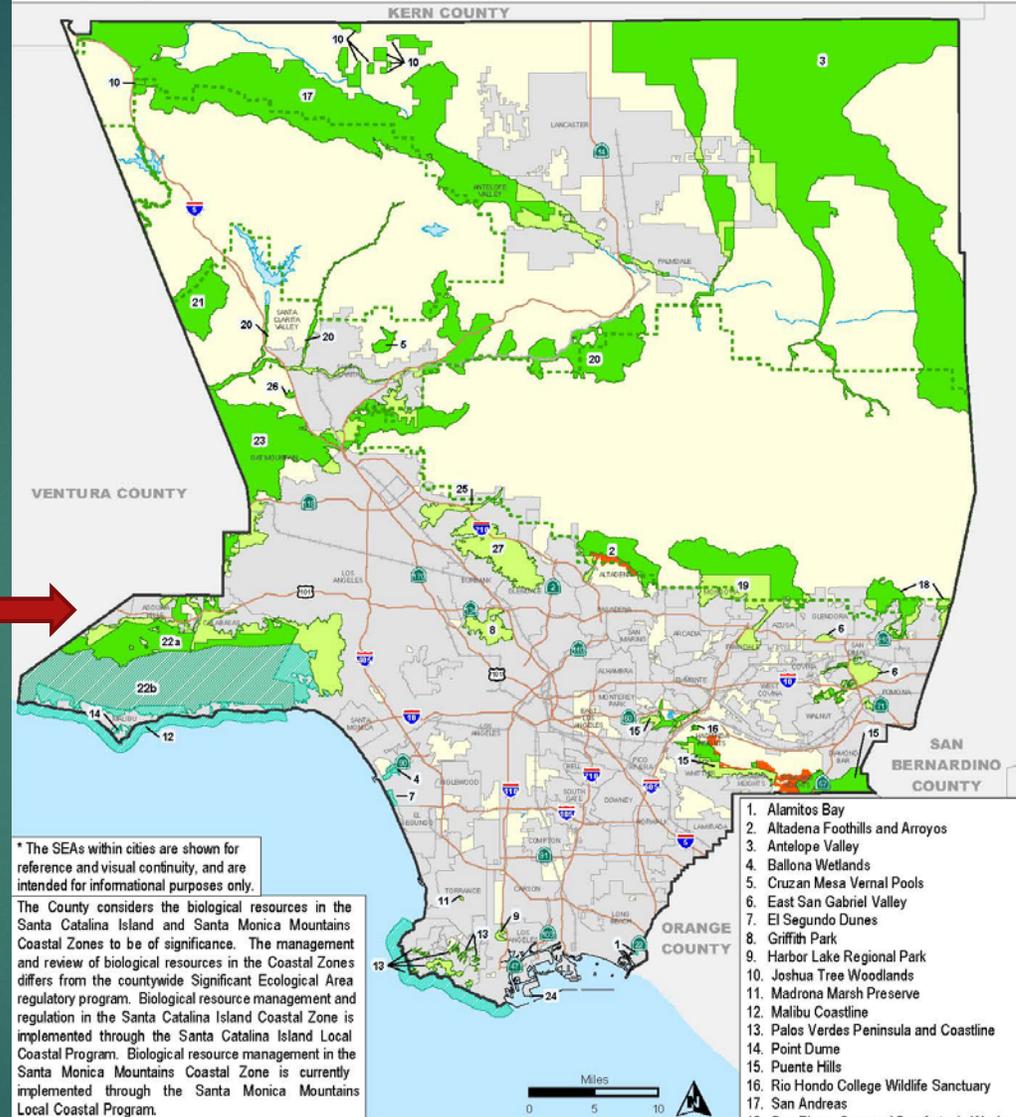
- 1. Introduction to the SEA Program
- 2. SEA Review Process
- 3. Development Standards/Design
- 4. Permit Analysis
- 5. Biological Reports Requirement
- 6. Habitat Restoration
- 7. Open Space
- 8. SEA Program Monitoring



SEAs and the Santa Monica Mountains North Area Plan (SMMNAP) Update

For the Santa Monica Mountains SEA, the SMMNAP update will:

- ✓ Develop habitat categories based on mapping
- ✓ Add protections for native species



1. Alamitos Bay
2. Altadena Foothills and Arroyos
3. Antelope Valley
4. Ballona Wetlands
5. Cruzan Mesa Vernal Pools
6. East San Gabriel Valley
7. El Segundo Dunes
8. Griffith Park
9. Harbor Lake Regional Park
10. Joshua Tree Woodlands
11. Madrona Marsh Preserve
12. Malibu Coastline
13. Palos Verdes Peninsula and Coastline
14. Point Dume
15. Puente Hills
16. Rio Hondo College Wildlife Sanctuary
17. San Andreas
18. San Dimas Canyon / San Antonio Wash
19. San Gabriel Canyon
20. Santa Clara River
21. Santa Felicia
- 22a. Santa Monica Mountains
- 22b. (Portions of the) Santa Monica Mountains (Coastal Resource Area)
23. Santa Susana Mountains / Simi Hills
24. Terminal Island (Pier 400)
25. Tujunga Valley / Hansen Dam
26. Valley Oaks Savannah
27. Verdugo Mountains
28. Santa Catalina Island (Coastal Resource Area)

SEA Ordinance Update Goal:

Guide development in SEAs in a way that is reasonable and compatible with the long-term survival of the SEAS

Alternative Approach:

- ✓ Assess impact earlier
- ✓ Guide developers to avoid/reduce impact
- ✓ Simple site plan review for limiting impacts
- ✓ Require discretion only when needed

Recommended Next Steps for the SEA Program:

Take the SEA Ordinance Update Project off calendar and:

- ✓ Fully develop the alternative approach
- ✓ Complete revisions to Ordinance
- ✓ Complete the SEA Implementation Guide
- ✓ Proceed separately from the SMMNAP update
- ✓ Conduct additional outreach



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Mariposa Lily

Thank you for your interest
in the LA County SEAs.

For more conversations:

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