

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning – of the Los Angeles County Code related to the update of regulations for Significant Ecological Areas.

...

SECTION 1. Section 22.08.030 is hereby amended to read as follows:

...

-- “Coastal Resource Area” means any portion of a lot or parcel of land located within the County’s Coastal Zone and identified as a Coastal Resource Area on the Significant Ecological Areas and Coastal Resource Areas Policy Map of the General Plan. The regulations applicable to uses in Coastal Resource Areas are established in Part 2 of Chapter 22.46, the Santa Catalina Island Specific Plan, Part 3 of Chapter 22.46, the Marina del Rey Specific Plan, and Part 6 of Chapter 22.44, the Malibu Coastal Program District. The regulations in Part 28 of Chapter 22.52 (Significant Ecological Areas) shall not apply.

...

SECTION 2. Section 22.08.190 is hereby amended to read as follows:

...

-- “SEATAC” means the sSignificant eEcological aArea tT echnical aAdvisory eCommittee., an expert advisory committee which assists the Department of Regional Planning and the Regional Planning Commission in their administration of Part 28 of Chapter 22.52. The members of the committee are appointed by the Director of the Department of Regional Planning and confirmed by the Board of Supervisors.

...

-- “~~s~~Significant ~~e~~Ecological ~~a~~Area” means: any portion of a lot or parcel of land identified as a Significant Ecological Area on the Significant Ecological Areas and Coastal Resource Areas Policy Map of the General Plan. The regulations applicable to uses in Significant Ecological Areas are established in Part 28 of Chapter 22.52.

~~A. Significant ecological areas/habitat management areas designated on the special management areas map of the general plan.~~

~~B. Environmentally sensitive habitat areas, sensitive environmental resource areas, and rare plant habitat areas, identified in the Santa Catalina Island Local Coastal Program depicting any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.~~

...

SECTION 3. Part 28 of Chapter 22.52 is hereby added to read as follows:

PART 28

SIGNIFICANT ECOLOGICAL AREAS

SECTIONS:

22.52.2900 Purpose.

22.52.2905 Definitions.

22.52.2910 Applicability.

22.52.2915 Permitted Uses.

22.52.2920 Permitted Uses -- Review Procedures.

22.52.2925 Development Standards.

22.52.2930 Conditional Uses.

22.52.2935 Conditional Uses -- Application Procedures.

22.52.2940 Conditional Uses -- Conditions of Approval.

22.52.2945 Conditional Uses -- Review and Hearing Procedures.

22.52.2950 Conditional Uses – Findings.

22.52.2955 County Development Review Procedures.

22.52.2960 Voluntary Review Procedures.

22.52.2900 Purpose.

This Part 28 is established to regulate development within the County's Significant Ecological Areas ("SEAs"), as defined by Section 22.08.190. The purpose of this Part 28 is twofold:

A. Provide a process that allows balanced development within the SEAs and reconciles potential conflicts between conservation and development within the SEAs. This process will ensure that environmentally sensitive development standards and designs are applied to proposed developments within the SEAs and that the biological resources within development sites, as well as potential impacts to such resources from proposed developments, are assessed and disclosed; and

B. Ensure that development conserves the County's biological diversity, as well as the habitat quality and the connectivity of the SEA to be developed, so that the species populations and habitats described within the SEA Description in the General Plan (Appendix E) can be sustained into the future.

22.52.2905 Definitions. For purposes of this Part 28, the following definitions shall apply:

A. “Connectivity Area” means narrowed, primarily undisturbed areas within an SEA that are necessary for ensuring the connectivity between large undisturbed areas within an SEA, as referenced in this Part 28 and depicted on the SEA Connectivity and Constriction Areas Map. Connectivity Areas are between 1,500 feet and 700 feet in width.

B. “Constriction Area” means primarily undisturbed areas smaller than Connectivity Areas within an SEA that maintain connectivity at crucial constriction points between two large undisturbed areas within an SEA, as referenced in this Part 28 and depicted on the SEA Connectivity and Constriction Areas Map. Constriction areas are less than 700 feet in width.

C. “Development” means:

1. Construction, expansion, or demolition of any structure, including all associated construction staging;

2. Construction, expansion, or demolition of any street or highway, including all associated construction staging;

3. Construction, expansion, or demolition of any infrastructure, such as pipes, drainage facilities, telephone lines, and electrical power transmission and distribution lines, including all associated construction staging;

4. Alterations to topography, including excavations; drilling; blasting; dredging; tillage and disking; earthworks; and any grading, such as cut, fill, or combination thereof, including off-site grading;

5. Alterations to existing vegetation, including removals and additions, such as fuel modification and landscaping;

6. Off-site activities that occur on a separate lot or parcel of land as a result of development as defined herein;

7. Subdivisions; or

8. Lot line Adjustments.

D. Developed Area, Agricultural. “Agricultural Developed Area” means areas that have been developed for agricultural purposes that are depicted on the SEA Development Map.

E. “Developed Area” means areas that have been developed, except those that have been developed for agricultural purposes that are depicted on the SEA Development Map.

F. Fencing, Wildlife Impermeable. “Wildlife Impermeable Fencing” means a fence, wall, or gate that prevents the bypass of animals.

G. Fencing, Wildlife Permeable. “Wildlife Permeable Fencing” means a fence or gate that may be bypassed by the wild animals living within an SEA.

H. “Habitat Preservation Area” means a Natural Open Space area that will be provided to address the loss of SEA Habitat that will be developed.

I. “Natural Open Space” means any open space that will remain in an undisturbed natural state.

J. “Reviewing Authority” means a Hearing Officer or the Regional Planning Commission.

K. “Rural Land Use Designation” means any designation in the General Plan or in any adopted Area, Community, Neighborhood, or Specific Plan that allows residential development at a maximum density that does not exceed one dwelling unit per acre.

L. SEA Conditional Use Permit, Type A. “Type A SEA Conditional Use Permit” means a permit for a conditional use, as defined by Section 22.56.010, which is required by Section 22.52.2930 for those conditional uses expected to have lower potential impacts to an SEA pursuant to the criteria provided in Section 22.52.2935.D.1.

M. SEA Conditional Use Permit, Type B. “Type B SEA Conditional Use Permit” means a permit for a conditional use, as defined by Section 22.56.010, which is required by Section 22.52.2930 for those conditional uses expected to have higher potential impacts to an SEA pursuant to the criteria provided in Section 22.52.2935.D.1.

N. “SEA Connectivity and Constriction Areas Map” means the map maintained by the Department of Regional Planning that depicts Connectivity Areas and Constriction Areas within SEAs. The map also depicts potential Connectivity Areas and Constriction Areas within SEAs that could be restored if new developments provide for improvements to wildlife crossing areas in accordance with Section 22.52.2940.C.1.

O. “SEA Description” means the description of species populations and SEA Habitat Types within each SEA provided in the General Plan (Appendix C).

P. “SEA Development Map” means the map maintained by the Department of Regional Planning that depicts all Agricultural Developed Areas and Developed Areas within SEAs prior to the effective date of the ordinance establishing this Part 28 as well as all areas within SEAs subsequently approved for development pursuant to

this Part 28. The map also depicts Habitat Preservation Areas and other Natural Open Space areas provided pursuant to this Part 28.

Q. “SEA Habitat Type” means an area within an SEA that contains a major plant community supporting species populations characteristic of the SEA, as described within the SEA Description in the General Plan (Appendix E) and listed in the Appendix following this Part 28.

R. “SEA Program Guide” means the document maintained by the Department of Regional Planning that includes species lists and report requirements referenced in this Part 28.

S. “Water Resources” means the types of surface water protected by this Part 28, including but not limited to lakes; reservoirs; ponds; rivers; streams; marshes; seeps; springs; vernal pools; and playas. Additional definitions of specific water resources are provided in the SEA Program Guide.

22.52.2910 Applicability.

A. Use Restrictions. A person shall use any lot or parcel of land wholly or partially located within an SEA only as specifically permitted by this Part 28 and subject to all regulations and conditions enumerated herein.

B. Applicability of Zone and Supplemental District Regulations. If this Part 28 applies to a development, all provisions of the zone and any supplemental district in which such development is located shall also apply. Where a provision of the zone or supplemental district regulates the same matter as this Part 28, whichever provision is more restrictive shall apply.

C. Exemptions. The following uses shall be exempt from the provisions of this Part 28:

1. Any development located entirely outside the SEA boundaries;
2. Any development authorized by a valid SEA Conditional Use Permit granted in accordance with Section 22.56.215 as it existed prior to the effective date of the ordinance establishing this Part 28. In such cases, the development shall be governed by the SEA Conditional Use Permit during the life of that permit. Any modifications to the SEA Conditional Use Permit that do not qualify to be revised as a Revised Exhibit “A” shall be subject to the provisions of this Part 28;

3. Any development authorized by a valid Site Plan Review, Director’s Review, Variance, Conditional Use Permit, Cemetery Permit, Mobilehome Permit, Oak Tree Permit, or Housing Permit (Land Use Permit) that was not subject to Section 22.56.215 as it existed prior to the effective date of the ordinance establishing this Part 28. In such cases, the development shall be governed by the Land Use Permit during the life of that permit. Any modifications to any such Land Use Permit that do not qualify to be reviewed as a Revised Exhibit “A” or an Amended Site Plan shall be subject to the provisions of this Part 28;

4. Lot line adjustment of one property line between two lots or parcels of land. This exception shall not apply to the adjustment of two or more property lines between three or more contiguous lots or parcels of land in a coordinated effort, regardless of the ownership of the involved lots or parcels of land and regardless of whether the adjustments are applied for concurrently or through multiple successive applications;

5. Development related to any adopted Specific Plan, provided that such development complies with the provisions of that Specific Plan;

6. Development to be undertaken by a public utility regulated by the California Public Utilities Commission, including maintenance of utility equipment; and

7. Any of the following activities required, requested, authorized, or permitted by a governmental agency:

a. Removal or thinning of vegetation for fire safety or in response to an emergency; and

b. Hazard management activities in response to an emergency or other public safety concerns.

D. Pending Applications. The following provisions shall apply to complete applications prior to the effective date of the ordinance establishing this Part 28:

1. The applicant can choose whether the application will be reviewed for compliance with this Part 28 or with Title 22 as it existed prior to the effective date of the ordinance establishing this Part 28. In either case, approval of the application is not guaranteed.

2. If an application is reviewed for compliance with Title 22 as it existed prior to the effective date of the ordinance establishing this Part 28, the applicant may modify the application prior to consideration by the Director or the Reviewing Authority. The modification may necessitate the submittal of revised, updated, or additional materials and reports, such as site plans, elevations, oak tree reports, etc. The modification will be revised for compliance with Title 22 as it existed

prior to the effective date of the ordinance establishing this Part 28 if it does not change the housing type (e.g. from single-family to two-family or multi-family) nor increase:

- a. The residential density;
- b. The floor area or lot coverage of non-residential space;
- c. The amount of grading; or
- d. The area of ground disturbance.

3. A modification to an application that is already approved but not used can be reviewed for compliance with Title 22 as it existed prior to the effective date of the ordinance establishing this Part 28. The modification will be reviewed for compliance with Title 22 as it existed prior to the effective date of the ordinance establishing this Part 28 if it qualifies to be reviewed as a Revised Exhibit “A” or an Amended Site Plan. Otherwise, a modification shall be considered a new application and shall be reviewed for compliance with this Part 28.

4. If an approval is used and has a grant term, the approved use may be maintained until the end of the grant term. At the end of the grant term, the use shall be subject to the provisions of this Part 28. During the grant term, a modification to the approved use will be reviewed for compliance with Title 22 as it existed prior to the effective date of the ordinance establishing this Part 28 if it qualifies to be reviewed as a Revised Exhibit “A” or an Amended Site Plan. Otherwise, a modification to the approved use shall be subject to the provisions of this Part 28.

5. If an approval is used and does not have a grant term, the approved use may be maintained in perpetuity unless a time limit is specified by Section 22.56.1540. In addition, all applicable provisions in Part 10 of Chapter 22.56 shall apply

to the approved use. A modification to the approved use will be reviewed for compliance with Title 22 as it existed prior to the effective date of the ordinance establishing this Part 28 if it qualifies to be reviewed as a Revised Exhibit “A” or an Amended Site Plan. Otherwise, a modification to the approved use shall be subject to all applicable provisions in Part 10 of Chapter 22.56 and the provisions of this Part 28.

22.52.2915 Permitted Uses.

A. The following uses, provided that a ministerial Site Plan Review application is approved pursuant to Section 22.52.2920.A:

1. Individual single-family residences, accessory structures, and additions to individual single-family residences and accessory structures, including all related development, on one lot or parcel of land and subject to all applicable development standards provided in Section 22.52.2925.A;

2. Any development that is located entirely within Developed Areas depicted on the SEA Development Map, subject to the development standards provided in Sections 22.52.2925.A.1, 22.52.2925.A.2, and 22.52.2925.A.3;

3. Any development that is located entirely within Agricultural Developed Areas depicted on the SEA Development Areas Map, subject to the development standard provided in Section 22.52.2925.A.2. However, if the development entails the conversion of land which is in a natural state, or which is being used for outdoor, unpaved agricultural activities into land characterized by permanent hardscaping (including but not limited to pavement, parking lots, concrete drainage structures, or building pads) or into land characterized by multiple artificial structures

(including but not limited to poles and towers), such development shall be subject to the following provisions:

a. The development site shall be limited to 10 percent of the gross area of the lot or parcel of land, not to exceed a total of three gross acres. If a person owns more than one lot of land, he or she may combine the areas permitted for development on each lot into a single development site on one of the lots, provided that prior to approval of the Site Plan Review application, he or she files a covenant and agreement, to be recorded in the office of the County Recorder, agreeing to hold the lots as a single parcel of land;

b. The development site shall be recorded as a Developed Area on the SEA Development Map;

c. The development shall be subject to the development standards provided in Sections 22.52.2925.A.1, 22.52.2925.A.2, and 22.52.2925.A.3; and

d. Prior to approval of the Site Plan Review application, the property owner shall file a covenant and agreement, to be recorded in the office of the County Recorder, agreeing that any additional development on the lot or parcel of land will be considered a conditional use and will be subject to all provisions in this Part 28 relating to conditional uses;

4. Any development requiring a Variance, Conditional Use Permit, Cemetery Permit, Mobilehome Permit, or Housing Permit on a site where a previously granted Variance, Conditional Use Permit, Cemetery Permit, Mobilehome Permit, or Housing Permit has expired, provided that the development is deemed a fundamentally

similar use to the development authorized by the previous grant and the expiration occurred no more than two years prior to the date of application submittal. Such development shall be subject to all applicable development standards provided in Section 22.52.2925.A;

5. Modifications to any development previously authorized by a valid Site Plan Review, Director’s Review, Variance, Conditional Use Permit, Cemetery Permit, Mobilehome Permit, Oak Tree Permit, or Housing Permit, provided that the modifications do not expand the Developed Area beyond that authorized by the previous approval and comply with all applicable provisions in Part 11 of Chapter 22.56. Such modifications shall be subject to all applicable development standards provided in Section 22.52.2925.A; and

6. Any of the following activities to improve the quality of biological resources in an SEA conducted by a governmental agency or a non-profit land conservation organization that meets the Statement of Qualifications of Non-Profits Requesting to Hold Mitigation Land as defined in Government Code Section 65965 and is acceptable to the Director, subject to all applicable development standards provided in Section 22.52.2925.A:

- a. Non-native vegetation removal programs;
- b. Native habitat restoration programs; and
- c. Construction of wildlife crossing structures;

B. Temporary uses listed in Section 22.56.1835, provided that a Temporary Use Permit is obtained in accordance with Part 14 of Chapter 22.56 and the procedures

provided in Section 22.52.2920.B. Such uses shall be subject to the development standards provided in Section 22.52.2925.B;

C. Surface mining activities subject to Part 9 of Chapter 22.56, provided that a Surface Mining Permit is obtained in accordance with Part 9 of Chapter 22.56 and that reclamation plans required by Section 22.56.1290 are reviewed by SEATAC in accordance with the procedures provided in Section 22.52.2920.C; and

D. Development to be undertaken by the County, excluding maintenance activities, in accordance with the procedures provided in Section 22.52.2955.

22.52.2920 Permitted Uses -- Review Procedures.

A. Site Plan Review. The following provisions shall apply to any ministerial Site Plan Review application required by Section 22.52.2915.A:

1. General. The procedures for the ministerial Site Plan Review shall be those provided in Part 12 of Chapter 22.56 except where modified herein. In accordance with Sections 22.56.2910.B and 22.56.1700, if the use requires a Director's Review, Variance, Conditional Use Permit, Cemetery Permit, Mobilehome Permit, Oak Tree Permit, or Housing Permit (Land Use Permit) pursuant to the provisions of the zone and any supplemental district in which such use is located, such Land Use Permit may be considered concurrently with the Site Plan Review required by this Section.

2. Biologist Site Visit.

a. A Department of Regional Planning staff biologist shall conduct a site visit to assess the location of biological resources and physical conditions at the development site prior to approval of the Site Plan Review application. Such site visit shall include identification and delineation of SEA Habitats, tree species listed in

the SEA Program Guide, and Water Resources. Any identified SEA Habitats, tree species, and Water Resources shall be subject to the applicable development standards provided in Section 22.52.2925.A; and

b. During the biologist site visit, if instances of an observed or likely to occur species of special status officially listed by the State or Federal Governments as Endangered, Threatened or Rare are discovered, the application shall be referred to the California Department of Fish and Wildlife and the applicant shall comply with all relevant State and Federal laws and obtain all necessary State and Federal permits.

B. Temporary Use Review. The procedures for the Temporary Use Permit review shall be those provided in Part 14 of Chapter 22.56 except where modified herein. All applications for a Temporary Use Permit shall be reviewed by a Department of Regional Planning staff biologist to confirm that the temporary use will comply with the development standards provided in Section 22.52.2925.B.

C. Surface Mining Reclamation Plan Review.

1. SEATAC shall review all information required by Section 22.56.1290 and shall provide recommendations for all reclamation plans required by Part 9 of Chapter 22.56 in order to help the applicant substantiate the burden of proof required by Section 22.56.1300.B.

2. When reclamation plans are to be considered by the Reviewing Authority, the Department of Regional Planning staff report shall include a summary of SEATAC recommendations pertaining to the reclamation plans, noting if and where the

SEATAC recommendations differ from the Department of Regional Planning staff recommendations.

22.52.2925 Development Standards.

A. The following development standards shall apply to uses permitted by Section 22.52.2915.A, except where otherwise noted in that Section, in addition to all other applicable development standards of this Title 22:

1. Landscaping. Landscaped areas within an SEA shall not include invasive species listed in the Invasive Species List provided in the SEA Program Guide;

2. Outdoor Lighting. Outdoor lighting within an SEA is only permitted in areas to be developed. All outdoor lighting shall comply with the standards established in Part 9 of Chapter 22.44;

3. Fencing.

a. General. All fencing within an SEA shall be constructed with materials that are not harmful to wildlife. Prohibited materials include, but are not limited to, spikes, glass, or razor wire. All hollow fence posts or fences with top holes, such as metal pipes, shall be capped to prevent the entrapment of bird species;

b. Wildlife Impermeable Fencing. Wildlife impermeable fencing is permitted in areas to be developed in order to protect structures and residences from wildlife incursions and to prevent livestock and companion animals from accessing undisturbed natural areas; and

c. Wildlife Permeable Fencing. Wildlife permeable fencing is permitted to delineate lot boundaries or to section off development features such as streets or trails. The maximum permitted height for wildlife permeable fencing is 42

inches and such fencing shall include a consistent gap of 18 inches at the base of the fence, as measured from the ground up. The horizontal and vertical elements of wildlife permeable fencing may be constructed of rails, boards, or wires. All vertical elements in a wildlife permeable fence shall be spaced a minimum of 24 inches apart. Horizontal elements consisting of boards and rails shall be spaced a minimum of 24 inches apart. Horizontal elements consisting of at least one wire shall be spaced a minimum of 12 inches apart. If the top horizontal element is not a more visible rail or board, the top wire shall utilize visibility treatments, such as specifically treated wire, wire covered with PVC, or wires that are flagged;

4. Construction. Construction activities shall comply with the following State and Federal regulations, if applicable:

- a. The Migratory Bird Treaty Act (16 U.S.C. Section 703); and
- b. California Fish and Game Code Sections 3503 and 3513;

5. Fuel Modification Zones. The following standards shall apply when Fuel Modification Zones are required by a governmental agency for fire safety:

a. New structures and infrastructure requiring Fuel Modification Zones shall share such zones with those already created for existing structures and infrastructure on the same lot or parcel of land or on adjoining lots or parcel of land; and

b. New structures and infrastructure requiring Fuel Modification Zones shall not be located in such a way that any portion of the required Fuel Modification Zone includes dedicated open space areas on the lot or parcel of land or on adjoining or adjacent lots or parcels of land. In addition, such structures or infrastructure shall not be located in a way that any portion of the required Fuel

Modification Zone will include undisturbed natural areas on adjoining or adjacent lots or parcels of land;

6. SEA Connectivity Areas. Development may not narrow Connectivity Areas depicted on the SEA Connectivity and Constriction Areas Map to a width of less than 1,000 feet at any point;

7. SEA Constriction Areas. Development may not narrow Constriction Areas depicted on the SEA Connectivity and Constriction Areas Map to a width of less than 200 feet at any point;

8. Habitat Preservation Areas.

a. Following the biologist site visit required by Section 22.52.2920.A.2 and in accordance with the SEA Habitat Type List in the Appendix following this Part 28, the Department of Regional Planning staff biologist shall create a list of all SEA Habitat types within the area to be developed and the acres of each SEA Habitat type that will be developed. The applicant shall provide Habitat Preservation Areas for each SEA Habitat type that will be developed, pursuant to their corresponding values on the SEA Habitat Type List in the Appendix following this Part 28, using the ratios listed in the following chart:

SEA Habitat Type Value	Acreage Ratio (Acres of Habitat Preservation Area to be provided : Acres of SEA Habitat to be developed)
High	3:1
Medium	2:1
Low	1:1

b. If the SEA Habitat Type being developed has high value pursuant to the chart above, the Habitat Preservation Area provided shall include the

same SEA Habitat type as the SEA Habitat type being developed, pursuant to the SEA Habitat Type List in the Appendix following this Part 28;

c. If the SEA Habitat type has medium or low value pursuant to the chart above, the Habitat Preservation Areas provided shall include an SEA Habitat type with equivalent value that has the same formation type as the SEA Habitat type being developed, pursuant to the SEA Habitat List in the Appendix following this Part 28; and

d. The Habitat Preservation Areas shall be contiguous and shown on the approved site plan. Prior to approval of the Site Plan Review, the applicant shall record a covenant and agreement, to be recorded in the office of the County Recorder, agreeing to maintain the Habitat Preservation Areas as Natural Open Space in perpetuity. Habitat Preservation Areas shall also be recorded on the SEA Development Map;

10. Trees. New structures and infrastructure shall be set back by at least 50 feet from the dripline of any mature tree identified on the Tree Species List provided in the SEA Program Guide and identified during the biologist site visit required by Section 22.52.2920.A.2. Oak trees shall also be subject to the provisions of Part 16 of Chapter 22.56; and

11. Water Resources.

a. Following the biologist site visit required by Section 22.52.2920.A.2, the Department of Regional Planning staff biologist shall prepare a map identifying Water Resources, including the width, depth and location of all natural and artificial watercourses, drains, or conduits for the drainage of stormwater located on the

lot or parcel of land. The map shall also identify any existing Water Resources on adjoining lots or parcels of land. The extent of Water Resources shall be determined using the methodologies provided in the SEA Program Guide;

b. The applicant shall demonstrate to the satisfaction of the Department of Regional Planning that runoff created by the development will not affect the Water Resources identified on the map required by subsection A.11.a above, either by increasing or diminishing the supply of the water resources or by adding pollutants. The Department of Regional Planning may consult with the Department of Public Works prior to making this determination; and

c. All development shall be set back from any Water Resources identified on the map required by subsection A.11.a above in accordance with the following chart:

Water Resource	Water Resource Size	Setback
Lakes, reservoirs & ponds	any size	150 feet or the watershed boundary, whichever is greater
Rivers & streams	less than 50 feet wide in a wet year	75 feet
Rivers & streams	50 to 100 feet wide in a wet year	150 feet
Rivers & streams	greater than 100 feet wide in a wet year	300 feet
Marshes, seeps and springs	less than one half acre	75 feet
Marshes, seeps and springs	one half acre up to one acre	150 feet
Marshes, seeps and springs	greater than one acre	300 feet

Vernal pools, and playas	all sizes	150 feet or the watershed boundary, whichever is greater
--------------------------	-----------	--

B. Temporary Uses. The following development standards shall apply to temporary uses permitted by Section 22.52.2915.B in addition to other applicable development standards of this Title 22:

1. Noise. The use shall not generate noises in excess of 45db(A);

2. Lighting. Outdoor lighting required for the use shall not project into any undisturbed areas on the lot or parcel of land. All outdoor lighting shall comply with the standards established in Part 9 of Chapter 22.44; and

3. Access. Access to portions of the lot or parcel of land may be restricted through the employment of security staff at the event, posting of signage, or fencing, if recommended by the Department of Regional Planning staff biologist to protect sensitive natural resources following the review required by Section 22.52.2920.B.

22.52.2930 Conditional Uses. The following uses shall require an SEA Conditional Use Permit (“SEA CUP”):

A. Any development that is not otherwise permitted by Section 22.52.2915.A, including development of new single-family residences on two or more lots or parcels of land in a coordinated effort, regardless of the ownership of the involved lots or parcels and regardless of whether the developments are applied for concurrently or through multiple successive applications;

B. Any development that is otherwise permitted by Sections 22.52.2915.A or 22.52.2915.B but does not comply with the applicable development standards of Sections 22.52.2925.A or 22.52.2925.B; and

C. Any development that is otherwise permitted by Section 22.52.2915.A but would occur at the site of the habitat for an undiscovered or previously thought extinct species, as discovered during the biologist site visit required by Section 22.52.2920.A.2.

22.52.2935 Conditional Uses -- Application Procedures. The following provisions shall apply when an SEA CUP is required pursuant to Section 22.52.2930:

A. Initial Project Appraisal. All prospective applicants for a SEA CUP shall complete an initial project appraisal before a complete SEA CUP application may be submitted to the Department of Regional Planning. An initial project appraisal consists of a preliminary review meeting with a Department of Regional Planning staff biologist and a Department of Regional Planning staff planner to discuss conceptual information regarding the prospective development. The initial project appraisal is intended to ensure that the prospective applicant is clearly advised of the requirements of this Part 28. To initiate an initial project appraisal the prospective applicant shall prepare and submit the following information to the Department of Regional Planning:

1. A fee equivalent to the fee for a One Stop consultation meeting;
2. All information required by Sections 22.56.030.A.1, 22.56.030.A.3, 22.56.030.A.5, and 22.56.030.A.6. When submitting the information required by Section 22.56.030.A.5, the prospective applicant shall identify any anticipated site design and construction measures intended to protect biological and ecological resources;

3. The number of acres on the development site located within the SEA;

4. The number of acres on the development site located within the SEA that would be retained as Natural Open Space and any associated management provisions; and

5. Panoramic or composite photographs taken from each corner of the development site and from the highest elevated points within the development site, taken no more than 90 days prior to submission, along with a photograph key.

B. SEA CUP Application. A complete SEA CUP application shall consist of the following:

1. Documentation that an initial project appraisal has been completed in accordance with subsection A above;

2. The filing fee required by Section 22.60.100 for an SEA CUP Determination. If the an initial project appraisal has been completed within the 12 months prior to the application submission date, the fee paid for the initial project appraisal shall be credited against the filing fee;

3. All information required by Section 22.56.030, a statement as to whether the applicant seeks any modifications to the development standards provided in Section 22.52.2925 or to the conditions of approval provided in Section 22.52.2940, a burden of proof statement that substantiates the findings required by Section 22.52.2950, and any other information that the Department of Regional Planning determines to be necessary for adequate evaluation with the provisions of this Part 28;

4. All information required by subsections A.2, A.3, and A.4 above;

5. Panoramic or composite photographs, as required by subsection A.1.e above, provided that such photographs are taken no more than 90 days prior to application submission. Additional photographs and/or a photographic simulation of the development site may be required if the Director determines such materials to be necessary for adequate evaluation with the provisions of this Part 28;

6. An SEA Site Assessment Report and an SEA Site Impacts Report. The content of these reports are provided in the SEA Program Guide. The Director may not require all of the content if he determines that such content is not necessary for adequate evaluation with the provisions of this Part 28; and

7. The Director may accept information and materials submitted for another permit required by State or Federal regulations if he determines that such information and materials are sufficient for the adequate evaluation with the provisions of this Part 28.

C. Biologist Site Visit. After a complete SEA CUP application is submitted, a Department of Regional Planning staff biologist shall conduct a site visit to assess the location of biological resources and physical conditions at development site prior to the SEA CUP Determination required by subsection D below. Such site visit shall include identification and delineation of SEA Habitat Types, tree species listed in the SEA Program Guide, and Water Resources.

D. SEA CUP Determination.

1. Criteria. Following the Biologist Site Visit required by subsection C above, the Director shall determine if the SEA CUP application will be processed as a

Type B SEA CUP. In making this determination, the Director shall apply the following criteria, using the information submitted pursuant to subsections A and B above:

a. The proposed development may create an isolated area of natural habit. For the purposes of this subsection:

i. “Natural habitat” is defined as any area that is not proposed to be developed, including proposed Habitat Preservation Areas and Natural Open Space areas; and

ii. “Isolated” is defined as any configuration where the natural habitat on the development site is not contiguous to at least 30% of the perimeter of the development site and such perimeter does not adjoin natural areas on the adjoining lots or parcels of land;

b. The development is located within the habitat of a species identified as candidate, sensitive, or special status species by the California Department of Fish and Wildlife or the United States Fish and Wildlife Service;

c. The development may result in the conversion of land which is in a natural state, or which is being used for outdoor agricultural activities in an unpaved, unimproved state, into land characterized by permanent hardscaping (including but not limited to pavement, parking lots, concrete drainage structures, or building pads) or into land characterized by multiple artificial structures (including but not limited to poles and towers), where such permanent hardscaping or artificial structures cover half of the proposed development site or an area one acre in size, whichever is greater;

d. The development is located within a Connectivity Area or Constriction Area depicted on the SEA Connectivity and Constriction Areas Map and identified during the biologist site visit required by subsection C above; or

e. The development is located within the Water Resources setbacks provided in Section 22.52.2925.A.11 or stormwater runoff from the development cannot not be captured and retained on-site.

2. Notification. Following the determination, the Director shall send a notice to the applicant by first class mail. If the Director determines that the SEA CUP application will be processed as a Type A SEA CUP because it does not meet the criteria provided in subsection D.1 above, the notice shall require the applicant to submit the filing fee and any deposits required by Section 22.60.100 for a Type A SEA CUP within 14 calendar days from the date of the notice. If the Director determines that the SEA CUP application will be processed as a Type B SEA CUP because it meets the criteria provided in subsection D.1 above, the notice shall require the applicant to submit the filing fee and any deposits required by Section 22.60.100 for a Type B SEA CUP, or to submit an appeal to the Hearing Officer pursuant to subsection D.3 below, within 14 calendar days from the date of the notice.

3. Appeal. If the applicant submits an appeal to the Hearing Officer, no fee shall be required. The appeal shall be limited to the issue of whether the SEA CUP application meets the criteria provided in subsection D.1 above. The Hearing Officer shall consider such appeal within 45 calendar days from the date that the appeal is filed and shall notify the appellant of the decision by first class mail. The decision of

the Hearing Officer shall be final and effective on the date of decision and shall not be subject to further administrative appeal.

4. Subsequent Determinations.

a. If the Director determines that that an SEA CUP application will be processed as a Type B SEA CUP pursuant to subsection D.1 above and the proposed development is reconfigured or redesigned following the initial determination and prior to consideration by the Reviewing Authority, the Director may determine that the proposed development no longer meets the criteria for a Type B SEA CUP and that the application will subsequently by processed as a Type A SEA CUP. If so, the applicant shall be refunded the difference in fees.

b. If the Director determines that an SEA CUP application will be processed as a Type A SEA CUP pursuant to subsection D.1 above and the proposed development is reconfigured or redesigned following the initial determination and prior to consideration by the Reviewing Authority, the Director may determine that the proposed development now meets the criteria for a Type B SEA CUP and the application will subsequently be processed as a Type B SEA CUP. If so, the Director shall send a notice to the applicant by first class mail and the notice shall require the applicant submit the difference in fees, or to submit an appeal to the Hearing Officer pursuant to subsection D.3 above, within 14 calendar days. If the applicant submits an appeal to the Hearing Officer, such appeal shall be subject to the provisions in subsection D.3 above.

22.52.2940 Conditional Uses -- Conditions of Approval. The following shall be made conditions of approval for any SEA CUP except where modified by the Reviewing Authority pursuant to Section 22.52.2950:

A. Development Standards. All applicable development standards in Section 22.52.2925 shall be made conditions of approval for any SEA CUP except where modified by the Reviewing Authority pursuant to Section 22.52.2950.

B. Open Space Conditions.

1. Natural Open Space Provision.

a. Type A SEA CUP. Provision of Natural Open Space may be made a condition of approval for a Type A SEA CUP if the development is one gross acre or greater in size and if the impacts detailed in the SEA Site Impacts Report required by Section 22.52.2935.B.5 would warrant provision of Natural Open Space.

b. Type B SEA CUP. Provision of Natural Open Space shall be made a condition of approval for a Type B SEA CUP. Natural Open Space shall be provided in proportion to the percentage of the entire SEA that will be developed, using the ratios listed in the following chart:

Percent of Entire SEA Proposed for Development	Acreage Ratio (Acres of Natural Open Space to be provided : Acres of SEA to be developed)
0 to less than 5%	none required
5% to less than 10%	0.5:1
10% to less than 15%	1:1
15% to less than 20%	2:1
20% and greater	4:1

c. When provision of Natural Open Space is required for any SEA CUP pursuant to subsections B.1.a or B.1.b above, the following areas shall be prioritized for inclusion in the Natural Open Space in the following order:

i. Areas on the same lot or parcel of land that will preserve the same types of SEA Habitat, species, or Water Resources that will be impacted by the development;

ii. Areas on any lot or parcel of land within the same SEA that will preserve the same SEA Habitat Types, species, or Water Resources that will be impacted by the development;

iii. Areas on any lot or parcel of land within the same SEA that will preserve SEA Habitat Types, species, or Water Resources that are more rare in that SEA than the SEA Habitat Types, species, or Water Resources that will be impacted by the development.

iv. Areas on any lot or parcel of land within the same SEA that will preserve the narrowest point of any Connectivity Area or Constriction Area depicted on the SEA Connectivity and Constriction Areas Map; and

v. If no lot or parcel of land may be acquired within the same SEA because all lots or parcels of land within that SEA have been developed or preserved as open space, Natural Open Space may be provided in areas within the nearest adjacent SEA. Areas within the nearest adjacent SEA shall be prioritized in the order provided in subsections B.1.c.i, through B.1.c.v above.

d. When provision of Natural Open Space is required for any SEA CUP pursuant to subsections B.1.a and B.1.b above, the following areas may be used to satisfy this requirement:

i. Habitat Preservation Areas required by Section 22.52.2925.A.9;

ii. Natural Open Space Areas required by Section 22.56.215 (Hillside Management Areas); and

iii. Natural Open Space Areas provided as a mitigation measure pursuant to California Environmental Quality Act review or otherwise provided to satisfy the requirements of any other County, State or Federal regulations.

2. Open Space Use and Configuration.

a. Notwithstanding any applicable provisions in Section 22.56.215 (Hillside Management Areas), no improvements shall be allowed within required Natural Open Space areas;

b. Required Natural Open Space areas shall be contiguous;
and

c. If the development is a subdivision, required Natural Open Space areas within the subdivision shall be configured into open space lots if the subdivision is a density-controlled development, as defined by Section 22.08.040, or if the subdivision is in a Rural Land Use Designation, consists of 20 or more dwelling units, and has residential lots of 15,000 or fewer square feet.

3. Open Space Recordation.

a. If the development is a subdivision, required Natural Open Space areas located within the subdivision shall be shown on the tentative map and the final map and shall be subsequently recorded on the final map as a fee lot or as an Open Space – Restricted Use Area. Required Natural Open Space areas located outside the subdivision shall be labeled as an Open Space – Restricted Use Area on a covenant and agreement, to be recorded in the office of the County Recorder, agreeing to maintain the area as Natural Open Space in perpetuity. All required Natural Open Space areas shall also be recorded on the SEA Development Map; or

b. If the development is not a subdivision, required Natural Open Space areas located within the development site shall be shown on the site plan or lot line adjustment exhibit. Required Natural Open Space areas located within the development site and outside the development site shall be labeled as an Open Space – Restricted Use Area on a covenant and agreement, to be recorded in the office of the County Recorder, agreeing to maintain the area as Natural Open Space in perpetuity. All required open space areas shall also be recorded on the SEA Development Map.

4. Open Space Ownership and Management.

a. The following shall apply if the development is a subdivision and open space lots are required by subsection B.2.c above or if required Natural Open Space will be provided on a different lot or parcel of land in accordance with subsections B.1.c.ii through B.1.c.v and required Natural Open Space will occupy the entirety of such lot or parcel of land, making it an open space lot. A condition shall be established regarding ownership and management of the lot(s) as provided in this subsection 4:

b. Ownership and management of the open space lot(s) may be dedicated to the following entities to hold and manage the Natural Open Space under a mandate to protect it in perpetuity:

i. A governmental entity such as county, city, state, federal, or joint powers authority; or

ii. A non-profit land conservation organization that meets the Statement of Qualifications of Non-Profits Requesting to Hold Mitigation Land as defined in Government Code Section 65965 and acceptable to the Director.

c. If ownership and management of the open space lot is not dedicated to the entities in subsection 4.b above, a maintenance agreement shall be established to hold and manage the Natural Open Space under a mandate to protect it in perpetuity. Such maintenance agreement shall be recorded on a covenant and agreement, to be recorded in the office of the County Recorder.

d. If a maintenance agreement is established in accordance with subsection 4.c above, the ownership and management of the open space lot(s) may subsequently be dedicated to the entities listed in subsections 4.b.i and 4.b.ii above, provided that the relevant condition is modified pursuant to Part 11 of Chapter 22.56.

C. Other Conditions.

1. Streets and Highways.

a. New streets or highways that bisect Connectivity Areas or Constriction Areas depicted on the SEA Connectivity and Constriction Areas Map may be conditioned to include the construction of wildlife crossing structures, in accordance

with the designs provided in the SEA Program Guide, for the safe passage of species;
and

b. If improvements are made to an existing street or highway that bisects a potential Connectivity Areas or Constriction Areas depicted on the SEA Connectivity and Constriction Areas Map, such improvements may be conditioned to include the construction of new wildlife crossing structures, in accordance with the designs provided in the SEA Program Guide, for the safe passage of species.

2. The Reviewing Authority may impose conditions pursuant to Section 22.56.100.

3. Each condition shall specify whether it applies to the entire development, to the portion of the development within the SEA, or to an individual lot or parcel of land.

4. If the development is a subdivision, the conditions may specify subsequent applications to modify the SEA CUP pursuant to Part 11 of Chapter 22.56 need only relate to the lots or parcels of land affected by such modification instead of the entire development.

22.52.2945 Conditional Uses – Review and Hearing Procedures.

A. General. An application for a Type A SEA CUP shall not be reviewed by SEATAC and shall be considered by a Hearing Officer in accordance with the public hearing procedures provided in Part 4 of Chapter 22.60. An application for a Type B SEA CUP shall be reviewed by SEATAC and shall be considered by the Regional Planning Commission in accordance with the public hearing procedures provided in Part 4 of Chapter 22.60.

B. SEATAC Review. During the review of a Type B SEA CUP pursuant to subsection A above, SEATAC may make recommendations to the Department of Regional Planning regarding any additional studies, site design modifications, conditions of approval, or additional mitigation measures which will help the proposed development application meet the findings in Section 22.52.2950. At the conclusion of this review, SEATAC shall provide the Department of Regional Planning with a final recommendation of the proposed development's compatibility with the SEA based on the purpose and findings of this Part 28. This final recommendation is intended to provide information to the Department of Regional Planning and the Regional Planning Commission regarding which conditions of approval may be recommended for the proposed development if the Department of Regional Planning recommends approval.

C. Staff Report. The Department of Regional Planning shall prepare a report to the Reviewing Authority containing a detailed review of the SEA CUP application, which shall include but not be limited to:

1. The SEA Site Assessment Report detailing the habitat, species, or water resources located on the development site;
2. The SEA Site Impacts Report detailing the anticipated impacts to the habitat, species, or water resources located on the development site;
3. An appraisal of measures taken to protect SEA Habitat, species, or Water Resources located on the development site;
4. Any recommended changes to the proposed development that are necessary to substantiate the findings required by Section 22.52.2950;

5. Any recommended conditions of approval, including but not limited to those specified in Section 22.52.2940, that are necessary to ensure that the proposed development substantiates the findings required by Section 22.52.2950 and is otherwise consistent with the provisions of the General Plan, any relevant Area or Community Plan, and this Title 22;

6. Any recommended modifications to applicable development standards provided in Section 22.52.2925 or to applicable conditions of approval provided in Section 22.52.2940;

7. If the SEA CUP is a Type A SEA CUP, an appraisal of whether provision of Natural Open Space is warranted in accordance with Section 22.52.2940.B.1.a; and

8. If the SEA CUP is a Type B SEA CUP:

a. The SEATAC determination of the proposed development's compatibility with the SEA; and

b. A summary of SEATAC recommendations pertaining to the proposed development, noting if and where the SEATAC recommendations differ from the Department of Regional Planning staff recommendations.

22.52.2950 Conditional Uses – Findings.

A. The Reviewing Authority shall approve an SEA CUP application if the Reviewing Authority finds that the application substantiates all of the following findings, in addition to those required by Section 22.56.090:

1. The applicant has adequately surveyed and disclosed potential impacts to SEA Habitat Types, water resources, species of special interest as provided

in the SEA Program Guide, and Connectivity Areas and Constriction Areas depicted on the SEA Connectivity and Constriction Areas Map, to the satisfaction of the Department of Regional Planning, and if the SEA CUP is a Type B SEA CUP, to the satisfaction of SEATAC;

2. If Natural Open Space will be provided in conjunction with the proposed development, the Natural Open Space to be provided has high ecological value because it contains Connectivity Areas and/or Constriction Areas, SEA Habitat Types, Water Resources, and/or species of special interest as provided in the SEA Program Manual; and

3. The proposed development will preserve SEA viability. For purposes of this finding, SEA viability cannot be preserved when the proposed development may cause any of the following:

- a. Bisection of the SEA;
- b. Closing of a connectivity or constriction area depicted on the SEA Connectivity and Constriction Areas Map;
- c. Removal of the entirety of a habitat characteristic of the SEA and described in the SEA's description provided in the General Plan;
- d. Removal of habitat that is the only known location of a SEA species described in the SEA's description provided in the General Plan; or
- e. Removal of habitat that is the only known location of a new or rediscovered species.

B. The Reviewing Authority shall not approve any modifications to the development standards provided in Section 22.52.2925 or to the conditions of approval

provided in Section 22.52.2940 as part of an SEA CUP application unless the Reviewing Authority finds that the application substantiates one of the following additional findings:

1. Such modifications are necessary to satisfy other regulations in effect for the use within the County Code, State regulations, or Federal regulations, as determined by the Reviewing Authority; or

2. Due to topographic or physical features of the site, strict compliance with all of the development standards and/or conditions of approval would substantially and unreasonably interfere with any proposed development on the site, as determined by the Reviewing Authority, and such modifications are not contrary to the purpose of this Part 28.

22.52.2955 County Development Review Procedures. The following procedures are required for any development, excluding maintenance activities, to be undertaken by the County:

- A. Notification. The lead County department shall provide a document describing the details of the development, as well as any relevant environmental documents, to the Department of Regional Planning.

- B. Review Determination. The development shall be reviewed at an initial project appraisal in accordance with Section 22.52.2935.A. Following the initial project appraisal, the Department of Regional Planning shall apply the criteria provided in Section 22.52.2935.D.1 to determine whether the development would meet the criteria for a Type B SEA CUP. If the development meets such criteria, the development shall be reviewed by SEATAC.

C. SEATAC Review. If the development requires SEATAC review pursuant to subsection B above, the lead County department shall prepare an SEA Site Assessment Report and an SEA Impacts Report and shall present the development to SEATAC. Following SEATAC review of the proposed development, the Department of Regional Planning shall prepare a report of recommendations and shall provide such report to the lead County department. The report shall disclose whether SEATAC finds the development to be compatible with the purpose of this Part 28 and shall include any recommendations that would improve the quality of the development's studies and design. The report shall be included as part of the development's publicly available documents and presented as part of any subsequent reports to the Board of Supervisors and its attendant commissions.

22.52.2960 Voluntary Review Procedures. Voluntary review is established for any development that does not require an SEA CUP pursuant to Section 22.52.2930 if the proponent of such development wishes to seek input from the Department of Regional Planning or SEATAC in order to rigorously assess the biological resources on the project site and/or to ensure environmentally sensitive project design. The proponent may request an initial project appraisal in accordance with Section 22.52.2935.A and/or SEATAC review in accordance with subsection 22.52.2945.B.

APPENDIX FOR PART 28

SEA HABITAT TYPE LIST

1. Altadena Foothills and Arroyos SEA

Habitat Type	Formation Type	Habitat Value
Chaparral	Chaparral	Low
Oak Woodland	Woodland	High
White Alder Riparian Forest	Stream	High

2. Antelope Valley SEA

Habitat Type	Formation Type	Habitat Value
Alkali Marsh	Wetland	High
Alluvial Scrub	Stream	High
Alluvial Wash	Stream	High
Chaparral	Chaparral	Low
Desert Scrub	Scrub	Medium
Freshwater Marsh	Wetland	High
Joshua Tree Woodland	Woodland	High
Juniper Woodland	Woodland	High
Mesquite Bosque	Wetland	High
Mixed Conifer-Oak Woodland Formations	Woodland	High
Native Grassland Communities	Herbland	High
Non-native Grassland Communities	Herbland	Medium
Southern Cottonwood-Willow Riparian Forest	Stream	High
Southern Willow Scrub	Wetland	High
Wildflower Field	Herbland	High

3. Cruzan Mesa Vernal Pools SEA

Habitat Type	Formation Type	Habitat Value
Coastal Sage Scrub	Scrub	Medium
Mainland Cherry Forest	Woodland	High
Non-native Grassland	Herbland	Medium
Vernal Pool Sites	Wetland	High

4. East San Gabriel Valley SEA

Habitat Type	Formation Type	Habitat Value
Chaparral	Chaparral	Low
Coastal Sage Scrub	Scrub	Medium
Freshwater Marsh	Wetland	High
Non-native Grassland	Herbland	Low
Oak Riparian Forest	Stream	High
Oak Woodland	Woodland	High
Southern Willow Scrub	Wetland	High
Walnut Woodland	Woodland	High

5. Harbor Lake Regional Park SEA

Habitat Type	Formation Type	Habitat Value
---------------------	-----------------------	----------------------

Chaparral	Chaparral	Low
Freshwater Marsh	Wetland	High
Mulefat Scrub	Wetland	Medium
Non-native Grassland	Herbland	Medium
Southern Cottonwood-Willow Riparian Forest	Stream	High
Southern Willow Scrub	Wetland	Medium
Vernal Pool Sites	Wetland	High

6. Joshua Tree Woodlands SEA

Habitat Type	Formation Type	Habitat Value
Desert Scrub	Scrub	Medium
Joshua Tree Woodland	Woodland	High
Juniper Woodland	Woodland	High
Native Grassland Communities	Herbland	High
Non-native Grassland Communities	Herbland	Medium
Wildflower Fields	Herbland	High

7. Palos Verde Peninsula and Coastline SEA

Habitat Type	Formation Type	Habitat Value
Chaparral	Chaparral	Low
Coastal Bluff and Dune Scrub	Scrub	High
Southern Willow Scrub	Wetland	High
Non-Native Grassland	Herbland	Medium

8. Puente Hills SEA

Habitat Type	Formation Type	Habitat Value
Chaparral	Chaparral	Low
Coastal Sage Scrub	Scrub	Medium
Freshwater Marsh	Wetland	High
Non-Native Grassland	Herbland	Medium
Oak Riparian Forest	Stream	High
Oak Woodland	Woodland	High
Southern Willow Scrub	Wetland	High
Walnut Woodland	Woodland	High

9. Rio Hondo College and Wildlife Sanctuary SEA

Habitat Type	Formation Type	Habitat Value
Chaparral	Chaparral	Low
Coastal Sage Scrub	Scrub	Medium

Walnut Woodland	Woodland	High
-----------------	----------	------

10. San Andreas SEA

Habitat Type	Formation Type	Habitat Value
Alkali Marsh	Wetland	High
Alluvial Wash	Stream	High
Bigcone Douglas Fir-Canyon Oak Woodland	Woodland	High
Chaparral	Chaparral	Low
Desert Scrub	Scrub	Medium
Foothill Woodland	Woodland	High
Freshwater Marsh	Wetland	High
Joshua Tree Woodland	Woodland	High
Juniper Woodland:	Woodland	High
Native Grassland	Herbland	High
Non-native Grassland	Herbland	Medium
Southern Cottonwood-Willow Riparian Forest	Stream	High
Southern Willow Scrub	Wetland	High
Valley Oak Woodland	Woodland	High
Wildflower Field	Herbland	High

11. San Dimas Canyon and San Antonio Wash SEA

Habitat Type	Formation Type	Habitat Value
Bigcone Douglas-Fir-Canyon Oak Forest	Woodland	High
White Alder Riparian Forest	Stream	High
Alluvial Scrub	Stream	High
Chaparral	Chaparral	Low
Coastal Sage Scrub	Scrub	Medium
Non-Native Grassland	Herbland	Medium
Oak Woodland	Woodland	High
Oak Riparian Forest	Stream	High
Southern Willow Scrub	Wetland	High
Walnut Woodland	Woodland	High

12. San Gabriel Canyon SEA

Habitat Type	Formation Type	Habitat Value
Alluvial Scrub	Stream	High
Bigcone Douglas Fir-Canyon Oak Forest	Woodland	High
Chaparral	Chaparral	Low

Coastal Sage Scrub	Scrub	Medium
Non-Native Grassland	Herbland	Medium
Oak Woodland	Woodland	High
Oak Riparian Forest	Stream	High
Southern Willow Scrub	Wetland	High
Walnut Woodland	Woodland	High
White Alder Riparian Forest	Stream	High

13. Santa Clara River SEA

Habitat Type	Formation Type	Habitat Value
Alluvial Scrub	Stream	High
Bigcone Douglas Fir-Canyon Oak Forest	Woodland	High
Chaparral	Chaparral	Low
Coastal Sage Scrub	Scrub	Medium
Freshwater Marsh	Wetland	High
Juniper Woodland	Woodland	High
Native Grassland	Herbland	High
Non-Native Grassland	Herbland	Medium
Oak Riparian Forest	Stream	High
Oak Woodland	Woodland	High
Pinyon-Juniper Woodland	Woodland	High
Southern Cottonwood-Willow Riparian Forest	Stream	High
Southern Sycamore-Alder Woodland	Woodland	High
Southern Willow Scrub	Wetland	High
Vernal Pool Systems	Wetland	High
Wildflower Fields	Herbland	High

14. Santa Felicia SEA

Habitat Type	Formation Type	Habitat Value
Alluvial Scrub	Stream	High
Chaparral	Chaparral	Low
Native Grassland Communities	Herbland	High
Non-native Grassland Communities	Herbland	Medium
Oak Riparian Forest	Stream	High
Oak Woodlands	Woodland	High
Sycamore-Willow Riparian Woodland	Stream	High
Wildflower Fields	Herbland	High

15. Santa Monica Mountains SEA

Habitat Type	Formation Type	Habitat Value
Chaparral	Chaparral	Low
Coastal Sage Scrub	Scrub	Medium
Cottonwood-Willow Riparian Forest	Stream	High
Freshwater Marsh	Wetland	High
Native Grassland	Herbland	High
Oak Riparian Forest	Stream	High
Oak Woodland	Woodland	High
Redshank Chaparral	Chaparral	Medium
Rock Outcrop	Rockland	High
Salt Marsh	Wetland	High
Southern Willow Scrub	Wetland	High
Sycamore-Alder Riparian Woodland	Stream	High
Valley Oak Woodland	Woodland	High
Walnut Woodland	Woodland	High
Wildflower Fields	Herbland	High

16. Santa Susana Mountains and Simi Hills SEA

Habitat Type	Formation Type	Habitat Value
Alluvial Scrub	Stream	High
Chaparral	Chaparral	Low
Coastal Sage Scrub	Scrub	Medium
Mainland Cherry Forest	Woodland	High
Native Grassland Communities	Herbland	High
Non-native Grassland Communities	Herbland	High
Oak Woodlands	Woodland	High
Southern Cottonwood-Willow Riparian Forest	Stream	High
Southern Willow Scrub	Wetland	High
Valley Oak Woodland	Woodland	High
Wildflower Fields	Herbland	High

17. Valley Oaks Savannah SEA

Habitat Type	Formation Type	Habitat Value
Chaparral	Chaparral	Low
Native Grassland	Herbland	High

Communities		
Non-native Grassland Communities	Herbland	Medium
Valley Oak Savannah	Woodland	High
Wildflower Fields	Herbland	High

...

SECTION 4. Section 22.56.1410 is hereby amended to read as follows:

22.56.1410 Reclamation plan—Findings prerequisite to approval.

...

B. In approving a reclamation plan, the hearing officer:

...

7. Shall verify that, if the surface mining use is located in a Significant Ecological Area, the reclamation plan was reviewed by SEATAC in accordance with Section 22.52.2920.C.

...

SECTION 5. Section 22.56.1890 is hereby amended to read as follows:

22.56.1890 Conditions of issuance.

...

D. If the temporary use is located in a Significant Ecological Area, a Temporary Use Permit shall not be issued unless it has been reviewed in accordance with Section 22.52.2920.B.

...

SECTION 6. Section 22.60.010 is hereby amended to read as follows:

22.60.010 Authority of hearing officer. The hearing officer may approve, conditionally approve or disapprove applications for land use permits and variances,

subject to the general purposes and provisions of this Title 22. ~~In addition,~~ The hearing officer may also consider an appeal from a final zoning enforcement order issued by the director in accordance with the procedures specified in Section 22.60.390, and may thereafter sustain, modify or rescind such final zoning enforcement order. In addition, the hearing officer may also consider an appeal of a Significant Ecological Area Conditional Use Permit Determination issued by the Director in accordance with the procedures specified in Sections 22.52.2935.D.3 and 22.52.2935.D.3.

...

SECTION 7. Section 22.60.100 is hereby amended to read as follows:

22.60.100 Filing fees and deposits.

A. For the purpose of defraying the expense involved in connection with any application or petition required or authorized by this Title 22, the following fees shall accompany the application or petition:

...

— Conditional Use Permits for Significant Ecological Areas — Determination
— \$ 503.00

— Conditional Use Permits for Significant Ecological Areas — Type B —
\$18,864,18,361.00.

— Conditional Use Permits for Significant Ecological Areas, ~~for construction projects up to 3,500 square feet of total new building area and where no land division is proposed~~ — Type A — \$9,122,619.00.

...

— Site Plan Review, Ministerial, Special Districts including CSD's, ESHA, SEA, SERA, etc., except Transit Oriented Districts — \$945.00.

...