

**ATTACHMENT C
REVISIONS TO PUBLIC HEARING DRAFT
REVISED ON 9/13/18**

Revisions shown on this Attachment C will supersede the specific language found in the Public Hearing Draft submitted to the Commission on August 23, 2018 as part of the 30-day courtesy package. The formatting key will remain the same. Clarifying language was added to the formatting key.

<u>Underline in Black</u>	New text to be added to Title 22
Strikethrough in Black	Existing text in Title 22 to be removed
<u>Underline in Blue</u>	New text added since previous draft ordinance (Public Review Draft - March 2018)
Strikethrough in Blue	Text removed from previous draft ordinance (Public Review Draft - March 2018)
No Formatting	Existing draft text that will not change
<u>Underline in Red</u>	New text added – revisions to Public Hearing Draft (Sept 2018)
Strikethrough in Red	Text removed – revisions to Public Hearing Draft (Sept 2018)

- 22.102.020.R - Definitions (page 9)

R. **Fuel Modification.** The process of providing a defensible space for fire suppression forces and protection of structures from radiant and convective heat through project design and the reduction of fuel loads. A Fire Department approved Fuel Modification Plan is required for all new structures and additions to existing structures that are equal to or greater than 50% of the existing square footage, which are located in the Very High Fire Hazard Severity Zone. A fuel modification plan typically consists of the following zones:

Regional Planning Commission
Revisions to Public Hearing Draft
Attachment C

1. **Zone A.** The Setback Zone, which typically extends 20 feet from any qualifying structure, is required requires clearing of all vegetation except for irrigated ground cover, lawn, adequately-spaced low-growing plant species, or hardscape.
 2. **Zone B.** The Irrigated Zone, which typically extends from 20 to 100 feet from any qualifying structure or to the property line, requires an irrigated landscape and or thinning of native vegetation and removal of plant species constituting high-fire risk.
 3. **Zone C.** The Thinning Zone, extends from 100 to 200 feet from any qualifying structure or to the property line. requires Thinning the density of existing native vegetation to reduce the amount of fuel and slow the rate of fire spread, slow flame lengths, and reduce the intensity of fire before it reaches the irrigated zones.
- 22.102.020.CC - Definitions (page 11)

CC. SEA Protected Trees. Native trees listed in the SEA Protected Tree List maintained by the Department are protected under the provisions of this Chapter, as described below:

1. Any listed native tree with a trunk diameter that meets or exceeds the diameter listed in the SEA Protected Tree List maintained by the Department, as measured 54 inches above natural grade.
2. Any listed native tree with two or more trunks that measure a total of at least 8 inches in diameter, as measured 54 inches above natural grade.
3. **Heritage Tree.** Any listed native tree with a trunk diameter that measures 36 inches or more in a single trunk or two trunks that measures a total of 54 inches or more in diameter, or for trees with naturally thick trunks, the tree must be at least

Regional Planning Commission
Revisions to Public Hearing Draft
Attachment C

20 feet tall or 75 years old. A Heritage Tree is considered irreplaceable because of the tree's rarity, distinctive features (e.g. size, form, shape, color), or prominent location within a community or landscape.

- 22.102.090.E.3 - SEA Development Standards (page 35)

3. **Land Divisions.** All land division projects shall be required to preserve at least 75 percent of the original undivided parcels as natural open space shall not exceed a maximum development footprint of 25 percent of the project site. Development areas shall be designed in one contiguous location and result in the largest, intact blocks of habitat with the lowest perimeter to area ratio, to the maximum extent feasible.

~~4a.~~ *Large Lot Parcel Map.* Large lot parcel maps for sale, lease, ~~finance~~ financing, or transfer purposes, shall demonstrate that all resulting parcels have reasonable potential for future development that meets ~~the standards for Ministerial SEA Review per~~ Section 22.102.090 (SEA Development Standards), (e.g. adequate areas of SEA Resource Categories 4 and/or 5, setback from water resources, 75 percent open space, clustered development) based on the original undivided parcels.

~~3b.~~ *Land Divisions.* ~~Land divisions shall not exceed a maximum disturbed developed area of 25 percent of the project site. Development areas shall be designed in one contiguous location and result in the largest, intact blocks of habitat with the lowest perimeter to area ratio, to the maximum extent feasible.~~