

SEA Ordinance Comparison Chart

The change chart below represents a summary of the changes proposed and does not serve as a line-item change chart. For all proposed changes, please refer to the draft ordinance posted on the project website: <https://planning.lacounty.gov/cnr>

Code Section	Existing Ordinance	Proposed Revisions
Definitions (22.14.190-S)		
Wildlife connectivity-related definitions	General definitions provided	Added or revised wildlife connectivity related definitions
Building Site Area	Definition for “Building Site Area” is nested under “Development Footprint”	Moved to standalone definition for “Building Site Area” and minor revisions to the definition for further clarification
Applicability (22.102.030)		
	Applicability language only describes development occurring in areas designated as SEAs.	Clarified language that development that occurs partially in SEAs are still subject to the ordinance
Exemptions (22.102.040)		
Antelope Valley Area Plan (AVAP) Exemption	Only in the AVAP area: - All new single-family residences (SFR) and improvements to existing SFRs are exempt, regardless of size; and - Agricultural uses on previously disturbed farmland are exempt.	Removed AVAP Exemption
Existing SFR Exemption	Areas outside of the AVAP, exemption applies to additions to existing SFRs if: - Total Building Site Area (BSA) does not increase more than 20,000 square feet; and - Encroach into more than 10% of the dripline for four or less SEA protected trees	Revised to be applied countywide and BSA threshold to 15,000 square feet
Subdivisions Exemption	No exemption provided	Added new exemption to clarify applicability to pending and approved subdivisions <u>Pending or approved subdivision developments with current and valid vesting rights determined by the State.</u>
Agricultural Uses Exemption	Only in the AVAP area, agricultural uses on previously disturbed farmland are exempt.	Revised to be applied countywide

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SEA Counseling (22.102.050)		
SEA Counseling Waiver	Director has the discretion to waive SEA Counseling.	Removed the language that gives the Director the discretion to waive SEA Counseling. All projects will be required to undergo SEA Counseling.
SEA Counseling Recommendations	Provides the different recommendations that can be made at the conclusion of SEA Counseling.	Removed recommendations language. Will be added to the Implementation Guide.
SEA Ministerial Review (22.102.060)		
BSA Applicability	General language about building site area.	Added language to clarify that only the building site area within the SEA boundaries will be counted.
Building Site Area (BSA) thresholds	Total BSA threshold is 20,000 square feet.	Revised total BSA threshold to 15,000 square feet.
Protected Tree Permit (22.102.070)		
Applicability	Existing language is found to be confusing.	Added clarification language for when permit is required.
Pruning thresholds	See Tree Comparison Chart below	See Tree Comparison Chart below
Encroachments	See Tree Comparison Chart below	See Tree Comparison Chart below
Burden of Proof	Burden of Proof and Findings are separate sections.	Moved to Findings section.
SEA Conditional Use Permit (22.102.080)		
No revisions proposed		
SEA Development Standards (22.102.090)		
SEA Protected Trees	See Tree Comparison Chart below	See Tree Comparison Chart below
Water Resources	Table for Rivers and Streams has three separate water size categories with different setbacks.	Revised size thresholds and setbacks for Rivers and Streams and consolidated into a single water size category.
Exploratory Testing	Stabilization needs to be completed within 90 days of completing exploratory testing. Stabilization requires reseeding with locally indigenous species.	Removed 90-day time limit for stabilization. Stabilization will be required after completion of testing. Removed reseeding requirement. Original topsoil, which contains a seed bank, will be retained and used for stabilization.
Natural Open Space Preservation (22.102.100)		
No revisions proposed		
Enforcement (22.102.110)		
Unpermitted Activity	No explicit language to indicate immediate ceasing of unpermitted activity.	Added language to clarify unpermitted activity must cease immediately and immediate actions that need to be taken to allow the disturbed area to recover.

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Fees (22.102.120)
No revisions proposed
Review Procedures for County Projects (22.102.130)
No revisions proposed
Review Procedures for Habitat Restoration Projects (22.102.140)
No revisions proposed
Significant Ecological Areas Technical Advisory Committee ("SEATAC") (22.102.150)
No revisions proposed

SEA Protected Tree Comparison Chart

(Revisions are highlighted)

Permit	Activity	Existing Ordinance	Proposed Revisions	
Exemption	Pruning	Branches diameter 2 inches or less and 25% of live foliage within a two year period	No revisions proposed	
	Encroachment	Existing SFR modification - less than 10% encroachment to 4 trees or less.	No revisions proposed	
Ministerial SEA Review	Pruning	No development standard	Diameter more than 2 inches, or 25%+ of live foliage of 1 tree	Impacts allowed to total of 4 trees with any combination of standards
	Encroachment	Encroachment of less than 10% into 4 or fewer trees	No revisions proposed	
		No development standard	10-30% encroachment of 1 tree	
	Removal	1 tree non-heritage size	No revisions proposed	
Protected Tree Permit	Pruning	Diameter more than 2 inches, or 25%+ of live foliage of 1 or more trees	Diameter more than 2 inches, or 25%+ of live foliage of 2 or more trees	
	Encroachment	Encroachment up to 30% of a tree. Unclear about number of trees.	Encroachment of 10-30% of 2 or more trees	
	Removal	2 trees non-heritage size	No revisions proposed	
SEA CUP	Removal (Non-Heritage Size)	3 or more trees non-heritage size	No revisions proposed	
	Removal (Heritage Size)	1 tree heritage size	No revisions proposed	