



Figure I-1: Santa Clarita Valley Planning Area Boundaries

- **Site Plan Review:** Required in instances where the potential impacts to the SEA are generally minimal, but the use has some potential to disrupt rare site specific resources. Examples include new single family residences; uses within developed areas (as mapped on the SEA Development Map); and biological restoration activities. This is a ministerial process (no public hearing) that involves a staff biologist inspection and a staff planner decision.
- **Type A SEA CUP:** Required in instances where the potential impacts to the SEA are moderate. Examples include almost all other types of development, including multi-family residential, commercial, and agricultural uses. This is a discretionary process that entails an initial project appraisal with a staff planner and staff biologist, a staff biologist inspection, a staff planner recommendation at a public hearing, and a Hearing Officer decision, which may include conditions. The conditions may require the provision of open space.
- **Type B SEA CUP:** Required in instances where the potential impacts to the SEA are significant. This process entails an initial project appraisal with a staff planner and staff biologist, a Significant Ecological Areas Technical Advisory Committee (SEATAC, an advisory body comprised of biologists and environmental design professionals) review, a staff planner recommendation at a public hearing, and a Regional Planning Commission (RPC) decision, which will include conditions. The conditions will require the provision of open space.
- **Changes between Type A and Type B SEA CUPs:** The level of review can be changed during the application review process if the project is redesigned. For example, if a project requiring a Type B CUP is redesigned to limit potential impacts to the SEA, it may only then need a Type A CUP and vice versa. This incentivizes good project design throughout the application review process and rewards environmentally sensitive approaches.