Understanding Draft 7 of the SEA Ordinance Update

The SEA ordinance update (Draft 6) was heard by the Regional Planning Commission in 2014. At that time, the ordinance update was placed on hold until other SEA Program components were adopted, such as SEA map boundary changes.

Updates to the SEA Program adopted by the County Board of Supervisors in 2015 included:
- Changes to the SEA map boundaries were adopted along with the General Plan and Antelope Valley Area Plan. The adopted boundaries are illustrated within General Plan Figure 9.3 SEA and CRA Policy Map.
- General Plan goals and policies (Chapter 9, pg 132) and SEA Selection Criteria and Descriptions (found within Appendix E).
- Applicability language of the SEA ordinance to only require a CUP when the proposed development is within a SEA.

The latest SEA ordinance (Draft 7) will update regulations in the following way:
- Establish when a discretionary permit may be required.
- Clarify the application materials required for a SEA permit.
- Establish review procedures, including when a project requires SEATAC review.
- Development standards for uses such as single-family residences and other relevant uses.
- Updated conditions of approval for open space and habitat mitigation when appropriate.
- Establish a review process for County development within SEAs.
- Update SEA Permit and SEATAC Review Fees.

The SEA ordinance update timeline is as follows:

March 30	Draft 7 available for review
May 3	Deadline for comments on Draft 7
May 4	Hearing documents and Draft 8 available
May 17	Regional Planning Commission Public Hearing
TBD	Board of Supervisors Public Hearing. (TBD)
TBD	Board of Supervisors Adoption

Regulations in effect 30 days after Board of Supervisors adoption

EPS 4.03.2017

When will a SEA Permit be required?

Allowed uses are regulated by the base zoning, applicable regulations such as Community Standards Districts (CSDs) and lastly by the SEA ordinance. A SEA permit may be required, depending on the use, and is intended to further review the biological resources found within the project site.

SEA Permit

(Unless exempt 22.52.2930.D)

Site Plan Review
22.52.2930.A

Vegetation Removal,
Habitat Restoration,
Wildlife Crossings,
New Crops

Minor CUP
22.52.2930.B

Single-family
Residence,
Temporary Uses,
Testing and Survey

CUP
22.52.2930.C

All other uses not
exempt.

Meet
Development
Standards

Small scale or impact and meets
findings Section 22.52.2970?

Director
Approved

Yes

No

SEATAC

Public
Hearing

EPS 4.03.2017