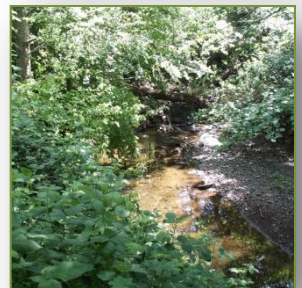
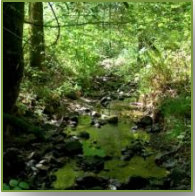


# Marin Stream Ordinance

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**Development Code Amendments  
Planning Commission Hearing  
May 13, 2013**





# Overview

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- Stream Conservation Area (SCA) and SCA Permit.
  - Development activity not prohibited but must avoid stream and riparian impacts.
- **Today:**
  - Consider revised ordinance and public testimony
  - Make a recommendation on proposed ordinance



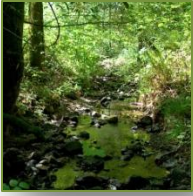


# Project Schedule

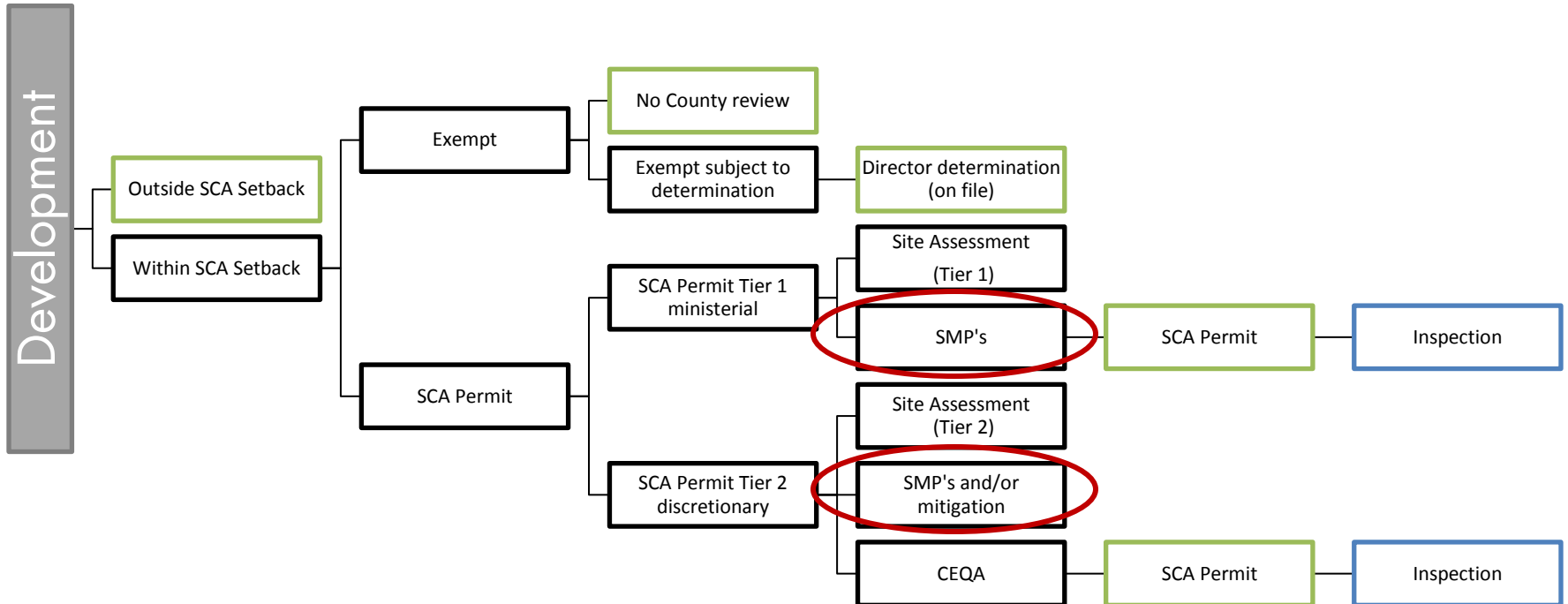
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- ✓ **February:** Outreach to community organizations and County agencies.
- ✓ **March 14:** SCA Open House
- ✓ **April 1:** PC Workshop
- ✓ **May 13:** PC Hearing
- June 18:** Board Hearing





# Standard Management Practices





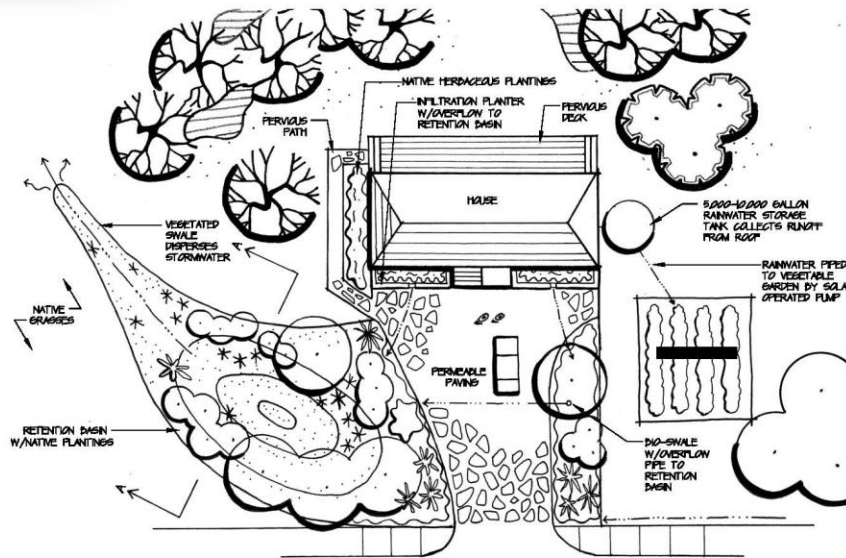
# Standard Management Practices

Function	Management Practices (Summary)
Riparian/bank stability/stream temperature	<ul style="list-style-type: none"><li>• Limit vegetation removal 15-35' of stream bank.</li><li>• Replace riparian vegetation that is removed.</li><li>• No removal of trees &amp; shrubs whose height exceeds closest distance from stream bank (e.g., 25' tall tree).</li></ul>
Water conveyance & flood control/water quality	<ul style="list-style-type: none"><li>• MCSTOPPP Erosion &amp; Sediment Control Measures/Pollution Prevention.</li><li>• 2:1 dispersal of runoff <u>or</u> bioretention (e.g., rain garden)</li></ul>
Riparian Habitat/Food Web Integrity	<ul style="list-style-type: none"><li>• Avoid tree removal in avian breeding survey.</li><li>• Use downcast lighting fixtures</li><li>• Avoid heavy equipment for initial site clearing.</li><li>• Limit clearing to construction, staging &amp; stockpiling areas</li><li>• Use native species (to be specified in SCA Toolkit)</li></ul>

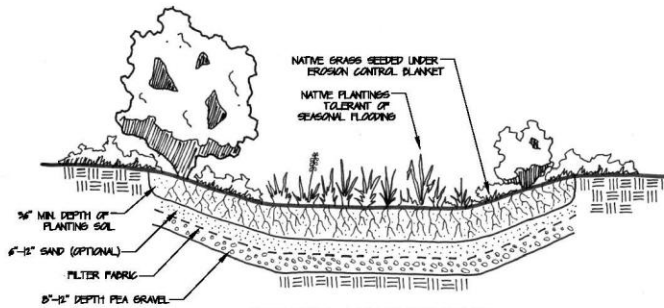




# Standard Management Practices



**STORMWATER RETENTION PLAN**

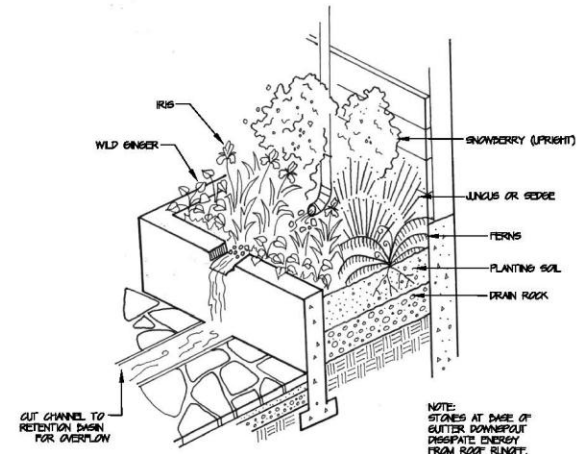


**SECTION A - RETENTION BASIN**

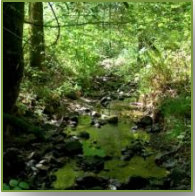
## SAN GERONIMO SALMONID ENHANCEMENT PLAN STORMWATER RETENTION CONCEPTUAL PLAN 3



**RAINWATER STORAGE TANK**



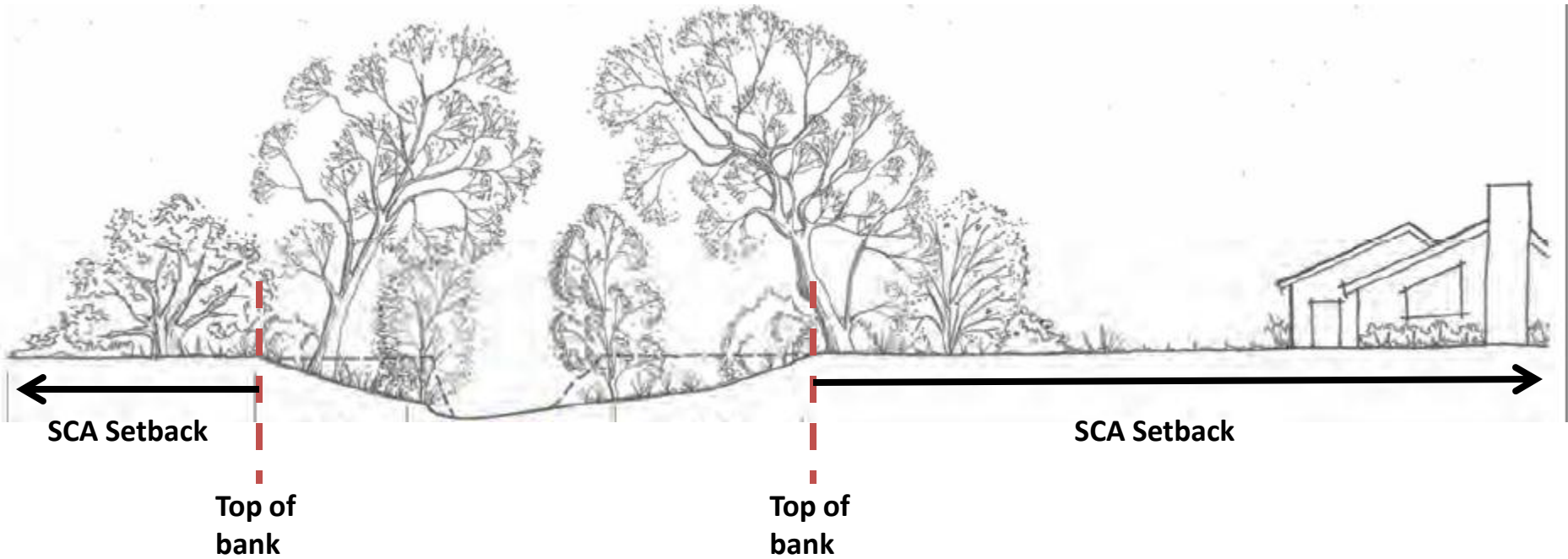
**INFILTRATION PLANTER**

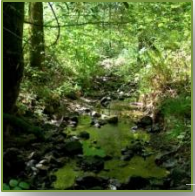


# Top of Bank

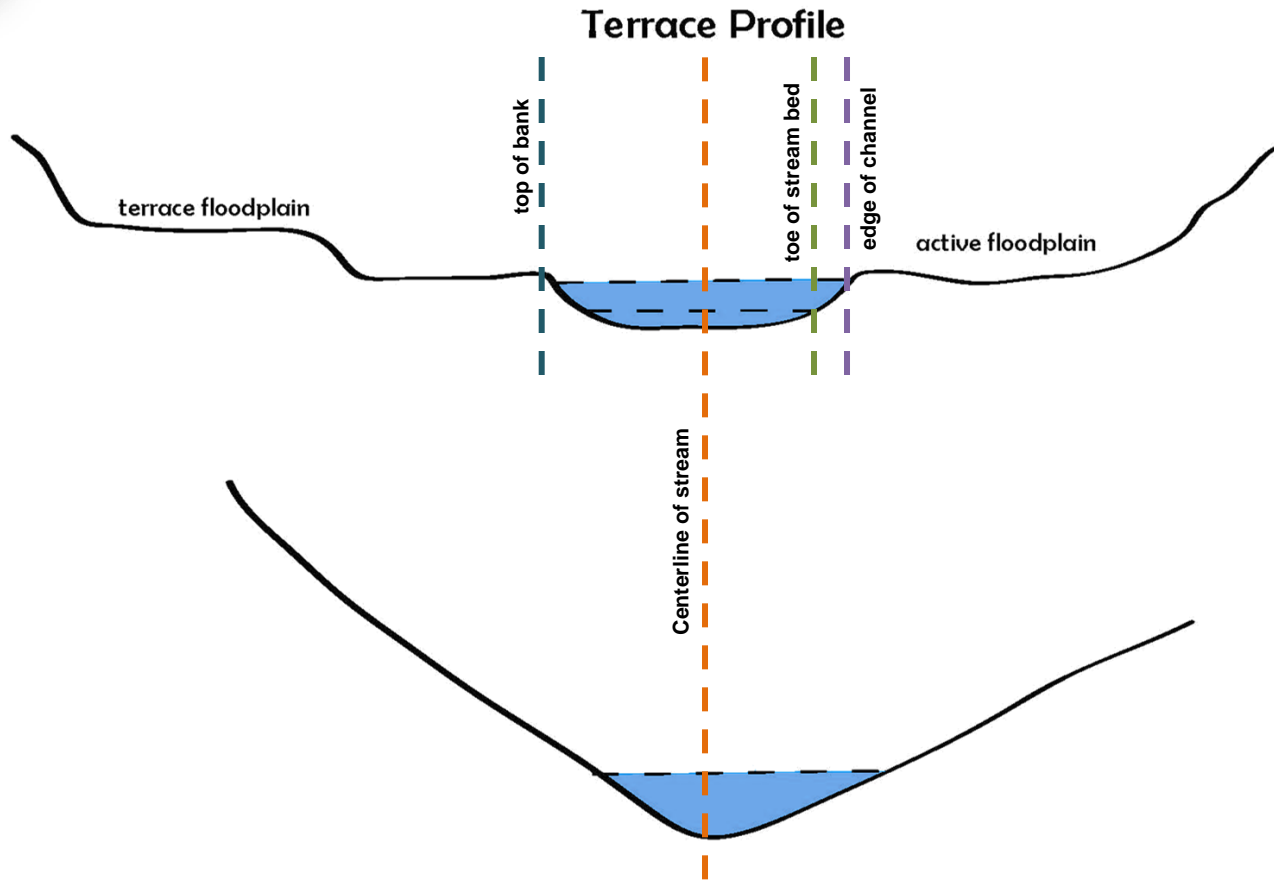
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# Top of Bank – Stream Types



V-Shape or  
Canyon Profile

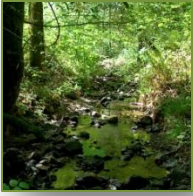




# Riparian Vegetation

**Riparian Vegetation:** Vegetation associated with a watercourse and relying on the higher level of water provided by the watercourse. Riparian vegetation can include trees, shrubs and/or herbaceous plants. *Woody riparian vegetation* includes plants that have tough, fibrous stems and branches covered with bark and composed largely of cellulose and lignin. *Herbaceous riparian vegetation* includes grasses, sedges, rushes and forbs – broad-leaved plants that lack a woody skeleton.”

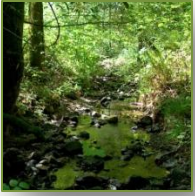
CWP Definition:	Alternative Approach
<ul style="list-style-type: none"><li>• Consistency with CWP</li></ul>	<ul style="list-style-type: none"><li>• Build upon CWP to include “facultative” species.</li></ul>
<ul style="list-style-type: none"><li>• Individual species can be identified using picture guides</li></ul>	<ul style="list-style-type: none"><li>• Plant communities include riparian species and other distinct characteristics.</li></ul>
<ul style="list-style-type: none"><li>• Narrow scope definition has limited applicability to ephemerals.</li></ul>	<ul style="list-style-type: none"><li>• Would encompass more ephemeral streams &amp; expanded SCA setbacks .</li></ul>



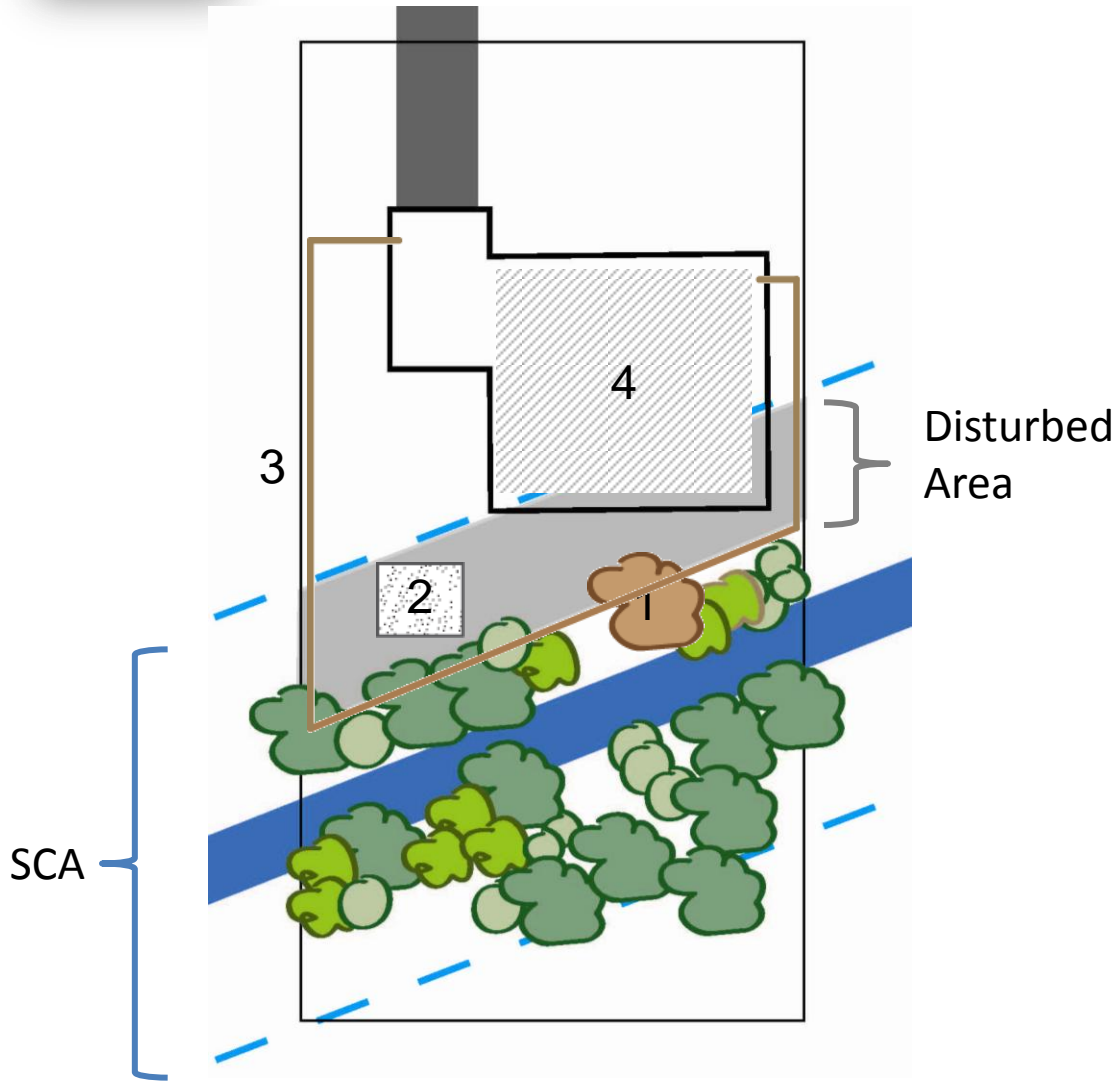
# Animal Keeping

## **CWP:** No animal confinement in SCA (agriculture)

Existing Facilities	New/Expanded Facilities
<b>Use:</b> Exempt as “Disturbed Area” and/or permitted or legal non-conforming structure	May be exempt if located within “disturbed area” with maximum 120 square feet impervious surface;
<b>Facilities:</b> Maintain, repair, replace shelters, structures, landscaping & fences.	<i>or</i> Subject to SCA Permit (Tier 1 or Tier 2)
Subject to other applicable requirements already in place.	<ul style="list-style-type: none"><li>• Review criteria &amp; requirements of SCA Ordinance.</li><li>• SMPs and/or mitigations would apply.</li><li>• No special exemption for horses.</li></ul>

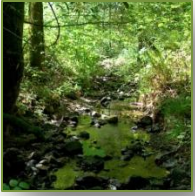


# Exemptions

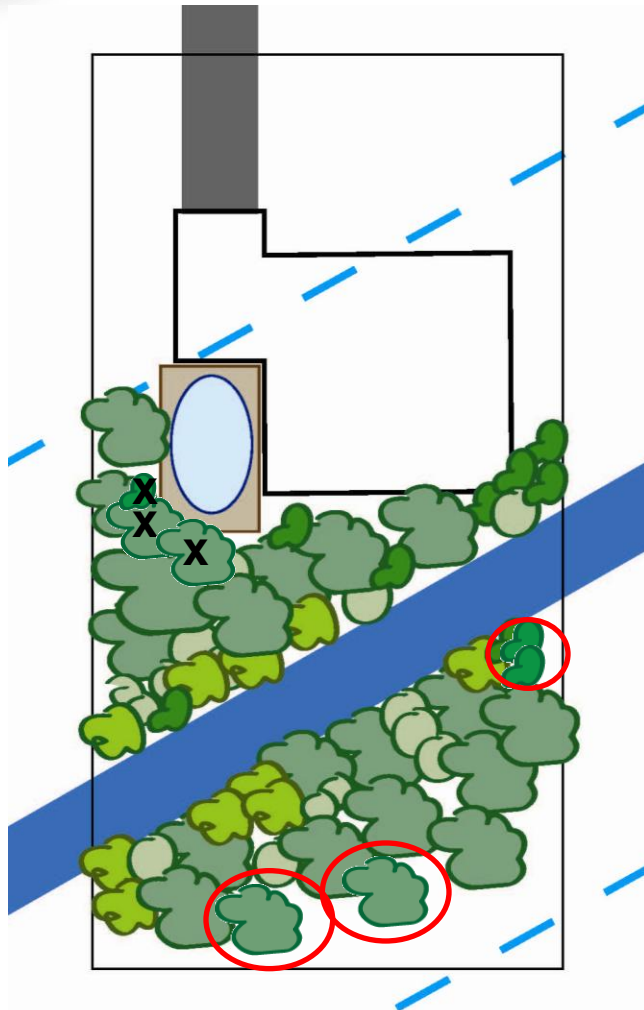


## Example Exemptions

1. Remove dead/ diseased tree.
2. Accessory structure <120 s.f.
3. Perimeter fence (enclosing disturbed area)
4. 2<sup>nd</sup> story addition

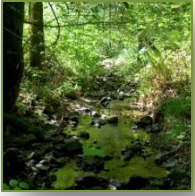


# Tier 1 SCA Permit

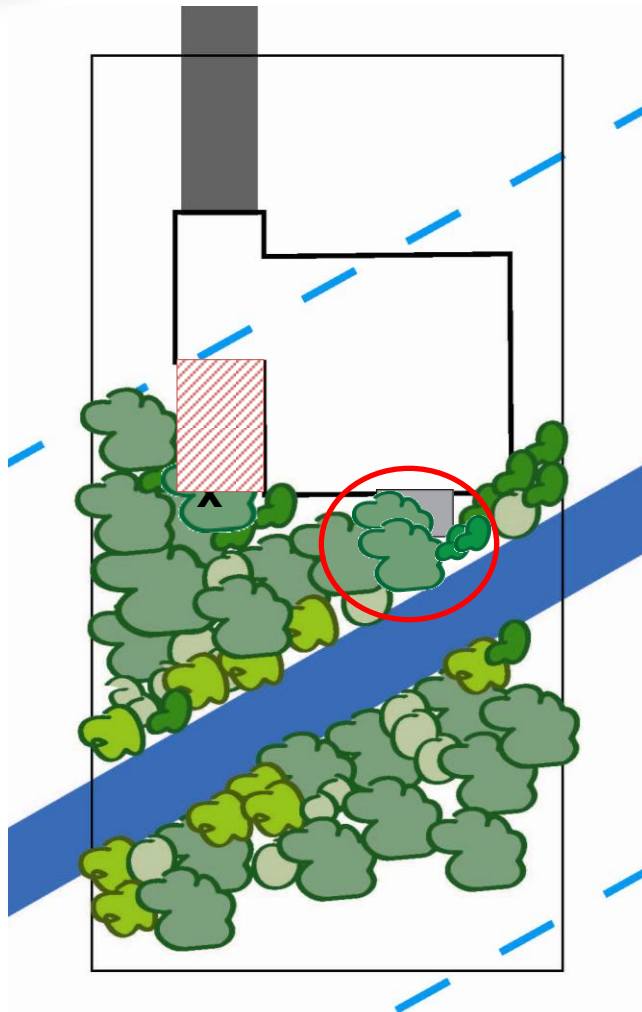


## Example Tier 1 Project

1. Remove existing trees
2. Replace vegetation on-site



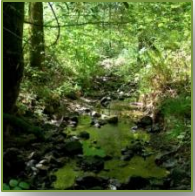
# Tier 1 SCA Permit



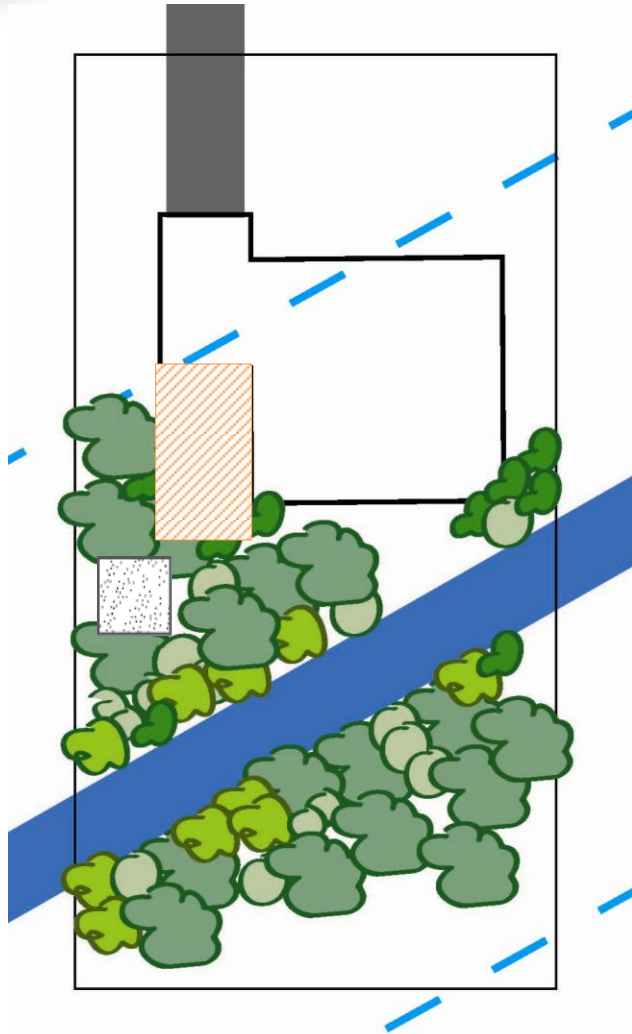
## Example Tier 1 Project

1. Remove existing 250 s.f. patio (+250 s.f. credit)
2. Remove two existing trees (non-disturbed area).
3. New addition
  - Not closer to stream than existing structure
  - Cumulative 500 s.f. addition to footprint (500 s.f. Tier 1 limitation + credit for patio removal)
4. Replace vegetation on-site



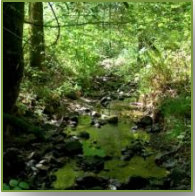


# Tier 2 SCA Permit



## Example Tier 2 Project

1. Detached accessory structure >120 s.f., not in disturbed area.
2. Building addition >500 s.f. and/or closer to stream than existing home.



# Recommendation

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1. Conduct the public hearing; and
2. Approve the Resolution recommending approval of the Stream Conservation Area Development Code Amendments.