



MEMORANDUM

TO: Marin County Board of Supervisors
FROM: Kristin Drumm
DATE: July 19, 2022
RE: REVISED - SCA Ordinance Errata

The following are minor corrections to the proposed Development Code amendments for the SCA Ordinance for San Geronimo Valley:

Section 22.30.045.C.2.a:

2. Limitations on Uses. Allowable land uses subject to the SGV combining district and located within the Stream Conservation Area shall be limited to the following:

a. Allowable uses within 35-feet from top of bank, or from centerline of swale for ephemeral streams where there is no defined top of bank, within the Stream Conservation Area:

- 1) Maintenance and repair of existing permitted structures within the existing footprint;
- 2) Projects to improve fish and wildlife habitat;
- 3) Driveway, road, and utility crossings, if not other location that avoids encroaching in the buffer is feasible and the crossing is sited to minimize environmental impacts;
- 4) Water-monitoring installations;
- 5) Passive recreation that does not disturb native species;
- 6) Necessary water supply and flood control projects that minimize impacts to stream function and to fish and wildlife habitat; and

b. Allowable uses within outside 35-feet from top of bank, or from centerline of swale for ephemeral streams where there is no defined top of bank, within the Stream Conservation Area:

- ...
- 3) Driveway, road, and utility crossings, if not other location that avoids encroaching in the buffer is feasible and the crossing is sited to minimize environmental impacts;

Land uses and improvements not listed above are prohibited, unless such improvements and land use meet the criteria for an exception in Subsection F 4, below.

Section 22.30.045.C.4.b.1 - Exceptions.

1) Cannot be accomplished even if the proposed development is limited up to 1,000 square feet of lot coverage on the parcel as a whole with the least possible encroachment **in into** the Stream Conservation Area, or relocated to another suitable portion of the parcel that avoids encroachment in the Stream Conservation Area; **or**

Section 22.30.045.F.1. – Violations.

1. Any violation of the limitations on uses established in Section...

Section 22.52.020.F. - Applicability

F. In those instances where an activity, use of land, or other improvement **subject to the SGV combining district located within the Stream Conservation Area** would:

1. Entail grading or otherwise expose soil;
2. Increase lot coverage or surface runoff;
3. Remove vegetation or woody riparian vegetation; **or**
4. Alter the bed, bank, or channel of any stream.

Section 22.130.030 – Definitions

Bankfull. Indicates the height (or stage) of a stream that just fills the stream channel.

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 **plans plants**...

Site Assessment. An analysis of the environmental setting of developed or undeveloped land, including but not limited to sensitive wildlife habitats and sensitive resources, such as baylands, wetlands, streams and riparian systems, and special-status species **and species** of concern. A site assessment may also include...

Standard Management Practices. Method or technique maintained...to avoid or minimize impacts to salmonids with**in** the Stream Conservation Area with**in** San Geronimo Valley.

Stream, Intermittent. A watercourse that is temporarily intermittent or seasonal... and ceases **surface** flow during...

Top of Bank. The elevation at which flow spills out of a stream channel and onto the floodplain.

Wetland, Jurisdictional. An area that meets the criteria established by the U.S. Army Corps of Engineers (Corps or COE) for Wetlands (as set forth in their Wetlands Delineation Manual). Such areas come under the jurisdiction of the Corps of Engineers for permitting certain actions such as dredge and fill permitting.

Figure 8-10: Setback measurement for ephemeral streams not **within the San Geronimo Valley and not** otherwise subject to SCA **setbacks**.