

NOTICE OF PUBLIC HEARING

Proposed Development Code Amendments, Rezoning, and Direction on Reduced Permit Fees regarding the Stream Conservation Area Ordinance (SCA Ordinance) for San Geronimo Valley

NOTICE IS HEREBY GIVEN that the Marin County Board of Supervisors will consider the following at a public hearing scheduled for **Tuesday, July 19, 2022**:

1. Proposed Development Code Amendments for the Stream Conservation Area (SCA Ordinance) for San Geronimo Valley; and
2. Proposed Rezoning of all lots within San Geronimo Valley to add the new SGV (San Geronimo Valley) combining district; and
3. Provide direction to staff with respect to reduced permit fees in conjunction with the SCA Ordinance for Site Plan Review and Environmental Review (Initial Study).

Project summaries:

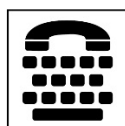
1. The Proposed Stream Conservation Area Ordinance (SCA Ordinance) for San Geronimo Valley amends various chapters of Marin County Code Title 22 (Development Code). These amendments establish a new SGV (San Geronimo Valley) combining district in Section 22.14.050, Table 2-11, B-Combining District Development Standards; amend exemptions for various activities, uses of land, and other improvements in Section 22.06.050 (Exemptions from Land Use Permit Requirements); establish new development standards in Section 22.30.045 (San Geronimo Valley Community Standards) for development located within the Stream Conservation Area and throughout San Geronimo Valley; amend Chapter 22.52 (Site Plan Review) to require Site Plan Review for new development subject to the SGV (San Geronimo Valley) combining district; and incorporate and amend select technical terms and phrases from the Countywide Plan in Chapter 22.130 (Definitions). The proposed Stream Conservation Area is applicable along all perennial, intermittent, and ephemeral streams within San Geronimo Valley.
2. As part of the SCA Ordinance, all lots within the boundary of San Geronimo Valley are rezoned to add the new SGV combining district to establish uniform permit requirements across all zoning districts.
3. Provide direction to staff with respect to adjusted permit fees and services – which would be fully offset - in conjunction with the SCA Ordinance for the Site Plan Review land use application (\$2,000 flat fee) and Environmental Review (Initial Study - \$3,000 deposit).

For more information about the SCA Ordinance, please visit the project webpage at: www.marincounty.org/sca. Project documents are available on the [project's webpage](#) where you can subscribe to receive email notifications and updates. Hard copies of all SCA Ordinance documents are available at the Planning Division's public service counter, which is normally open from 8 AM until 4 PM, Mondays through Thursdays, and 8 AM until 12 PM on Fridays.

How to Participate: For more information about the Board of Supervisors hearing, please visit the Board of Supervisors hearings webpage at: <http://www.marincounty.org/depts/bs/meeting-archive>. The Board of Supervisors hearing on these projects will be held in the Marin County Hearing Chambers (Rooms 228/330, Administration Building), Civic Center, San Rafael, California, where anyone interested in this matter may appear and be heard. In addition, members of the public may attend and participate in this Board hearing online, using Zoom. To participate in a Board hearing using Zoom, please visit the Board hearings webpage at: <https://www.marincounty.org/depts/bs/meeting-archive> and follow the instructions provided. You can call (415) 473-7331 if you need more information about the hearing. A staff report will be available on the Board of Supervisors' meeting page at: <https://www.marincounty.org/depts/bs/meeting-archive> on Friday, July 15, 2022.

June 27, 2022

Kristin Drumm, AICP
Senior Planner



All public meetings and events sponsored or conducted by the County of Marin are held in accessible sites. Requests for accommodations may be made by calling (415) 473-4381 (Voice) 473-3232 (TDD/TTY) or by e-mail at disabilityaccess@marincounty.org at least four work days in advance of the event. Copies of documents are available in alternative formats, upon request.