

# **Stream Conservation Area for San Geronimo Valley**

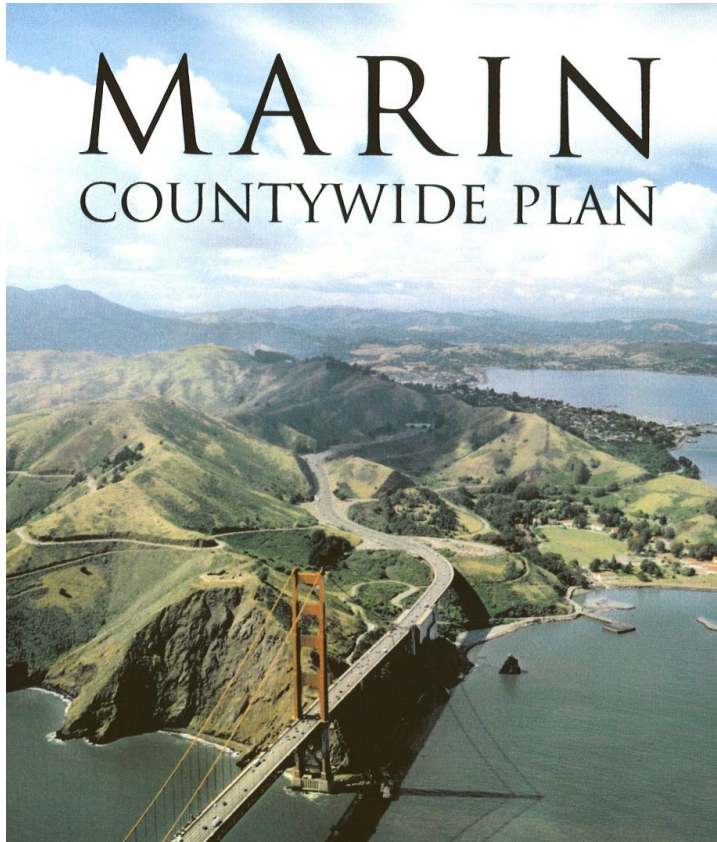
**Marin County Board of Supervisors  
July 19, 2022**

**Marin County Community Development  
Agency**

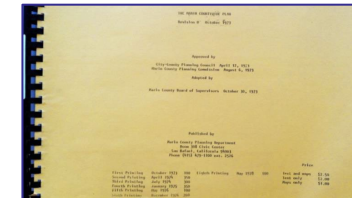
**Kristin Drumm, AICP**



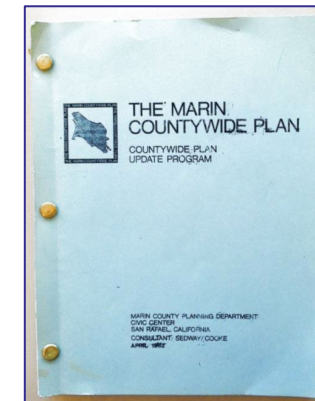
# SCA & Countywide Plans



**2007**



**1973**



**1982**

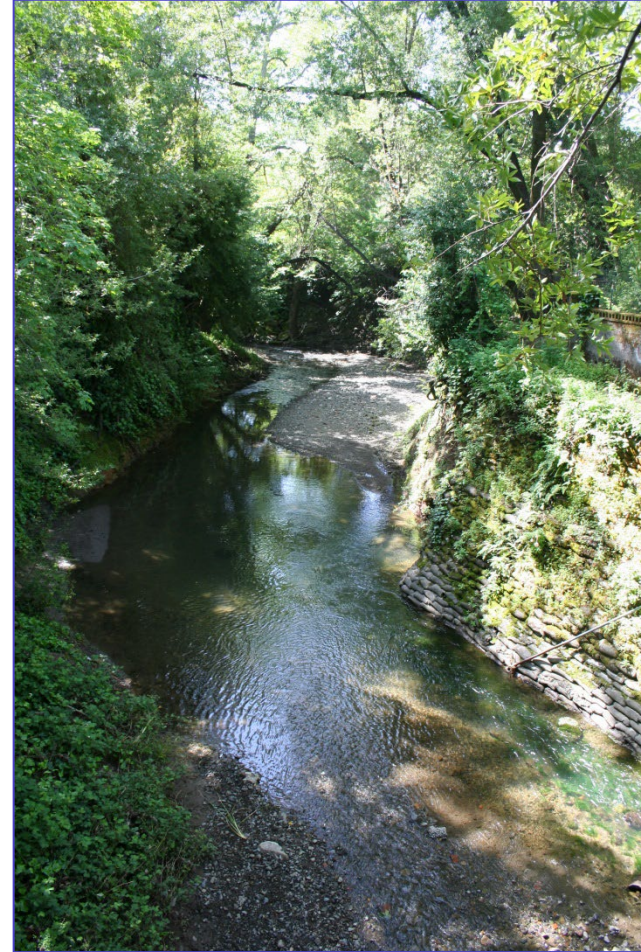


**1994**

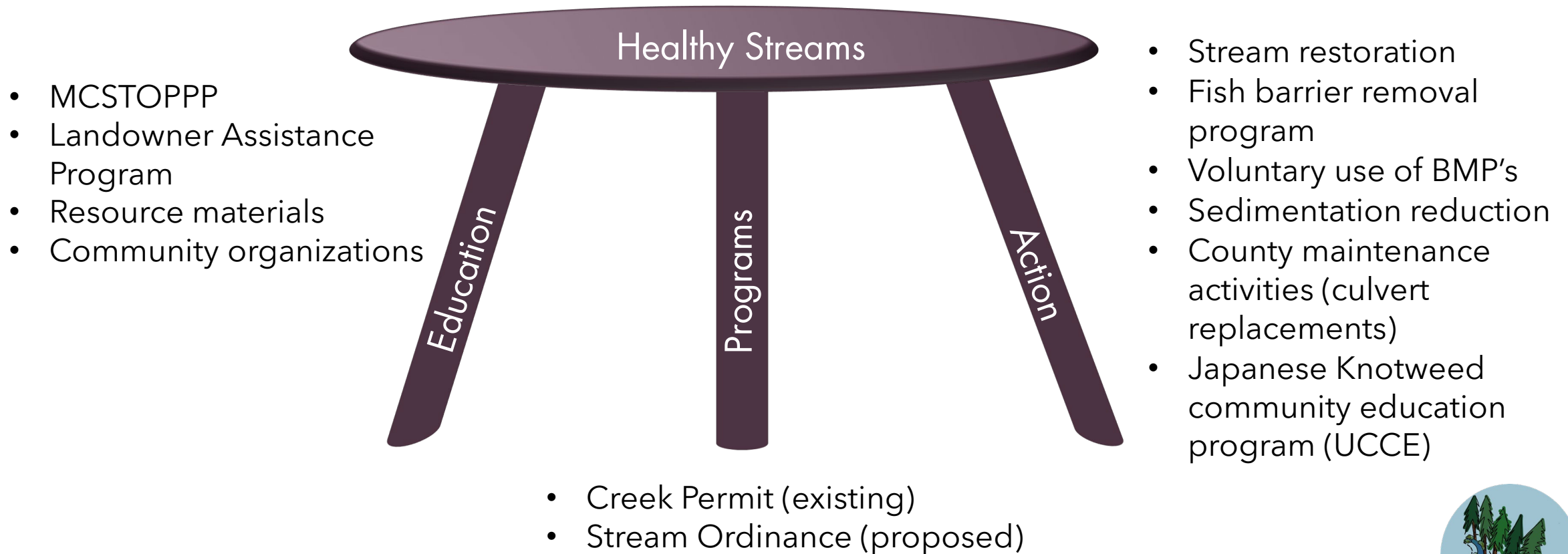


# Building on Prior Efforts

- Countywide Plan (2007)
- San Geronimo Valley Salmon Enhancement Plan (2010)
- Anadromous Fish Stream Ordinance (2002)
- Native Tree Protection Ordinance (2012)
- Cumulative Impacts to Salmonids (2019)

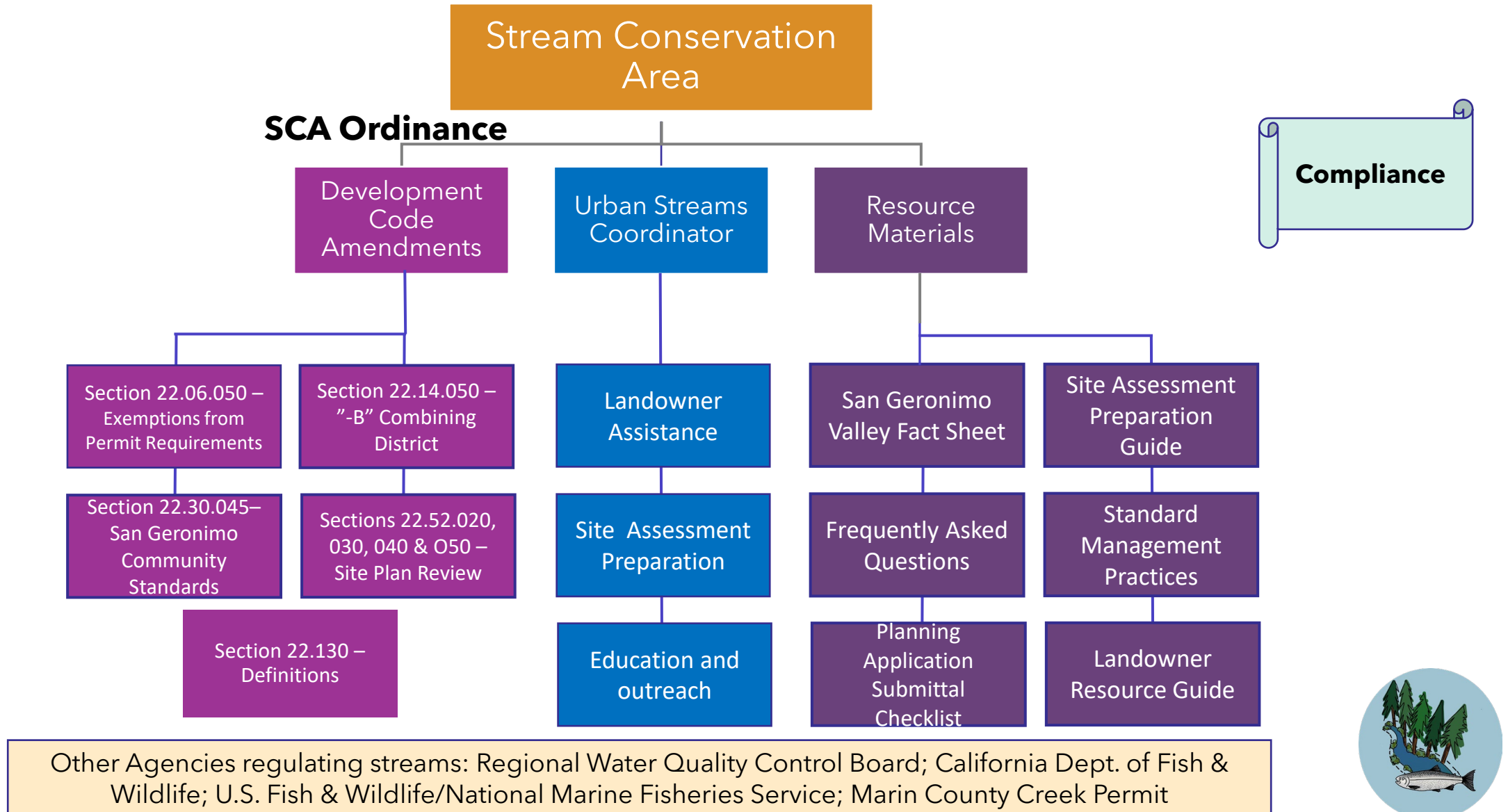


# The “Three-legged Stool”





# Framework



# Milestones

## Board adopts SCA Work Program

Develop SCA Ordinance for San Geronimo Valley

Feb 2020

## Planning Commission Hearing

PC recommends approval of SCA Ordinance for San Geronimo Valley

Dec 13, 2021

## Board Hearing

Present Development Code amendments and rezoning for the SCA Ordinance for San Geronimo Valley

July 19, 2022

Nov 7, 2021

June 13, 2022

## Planning Commission Workshop

PC provides staff direction on various stakeholder issues

## Planning Commission Hearing

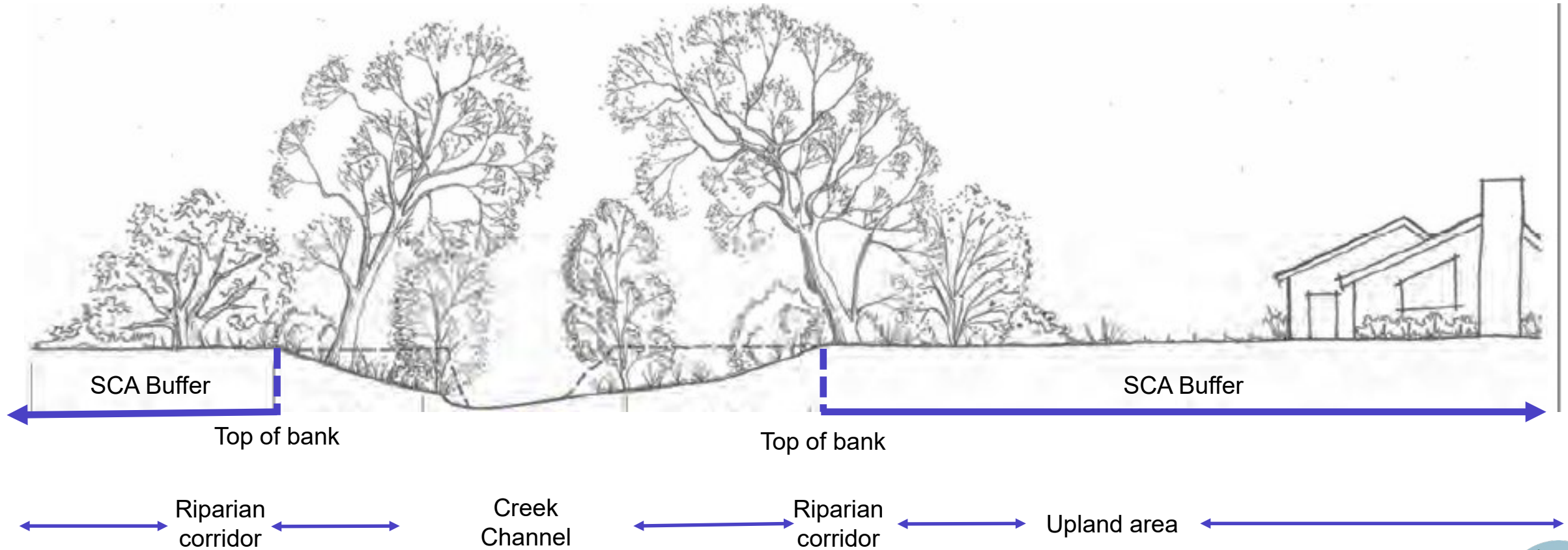
PC recommends approval of revised SCA Ordinance for San Geronimo Valley



# "SCA Ordinance" Overview



# Stream Conservation Area (SCA)





# Key Aspects of SCA Framework



1. **Priority:** Protect stream resources and functions.
2. **Action:** Site Plan Review permit for activities that: remove vegetation; increase surface runoff or lot coverage; expose soil within the SCA buffer, or alter the bed, bank, or channel of any stream.
3. **Assess:** Site assessment ensures conformity with standards and facilitates standard practices to mitigate impacts.
4. **Affirm:** Findings confirm adverse impacts to hydraulic capacity; water quality; and habitat values, acreage or function are avoided.



# San Geronimo Valley Community Standards

## Allowable Uses: 35-foot buffer

- maintenance and repair
- Driveway crossings
- Habitat improvements for fish & wildlife
- Passive recreation

## Allowable Uses: rest of SCA

- Same as 35-foot buffer; and
- Additions up to 300 sf of lot coverage
- Certain ag uses.

## Site Assessment

- Standard requirement for all County SCA properties
- Recommends SMPs
- Maps SCA & other site resources & constraints

## Habitat Restoration Fee

- Applies only if onsite mitigation is not feasible or appropriate.
- Funds managed for habitat restoration in the Valley watershed.



# Vegetation management

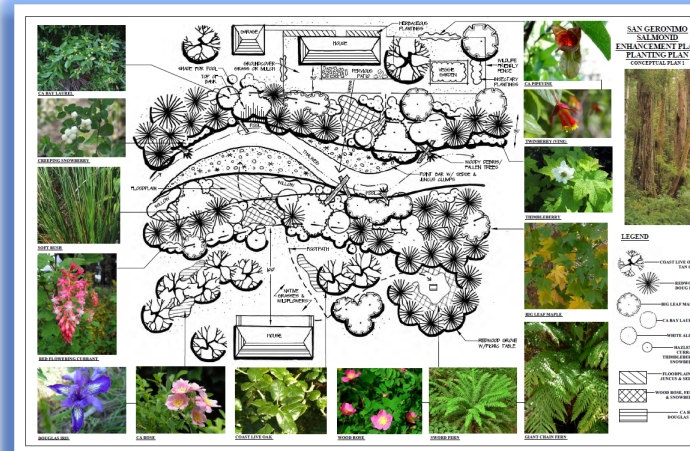
### Strategies:

- Choose the right plants
- Routine landscape maintenance
- Mulch and compost
- Water management
- Consider topography
- Prune and thin for spacing
- Thin tree canopy
- Remove dead trees that pose a fire hazard



# Protect riparian functions for salmonids

# Fire Safe Practices



### Strategies:

- Retain large woody debris (LWD) within and adjacent to stream
- Maintain & plant native vegetation
- Remove dead, invasive & exotic plants
- Keep stumps & roots
- Avoid/minimize use of fertilizers and pesticides



# Planning Fees

| CATEGORY                             | PROPOSED FEE       |
|--------------------------------------|--------------------|
| Site Plan Review application         | \$2,000 (flat fee) |
| Environmental Review (Initial Study) | \$5,000 (deposit)  |



# Resource Materials



Planning  
Application  
Guide



Site  
Assessment  
Guidance



Standard  
Management  
Practices



Fact Sheets



Landowner  
Resource Guide  
for Properties  
Near Streams



Frequently  
Asked  
Questions



Submittal  
Checklist



SCA webpage





# Community Engagement



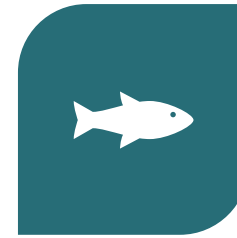
PROVIDE  
RESOURCE  
MATERIALS  
(ONLINE & AT  
SERVICE  
COUNTERS)



FACILITATE  
COMMUNITY  
WORKSHOPS AND  
TRAINING



PROVIDE  
DEMONSTRATION  
PROJECT/  
EXAMPLES



CONTINUE  
LANDOWNER  
ASSISTANCE



STAFF  
TRAINING



# Rezoning

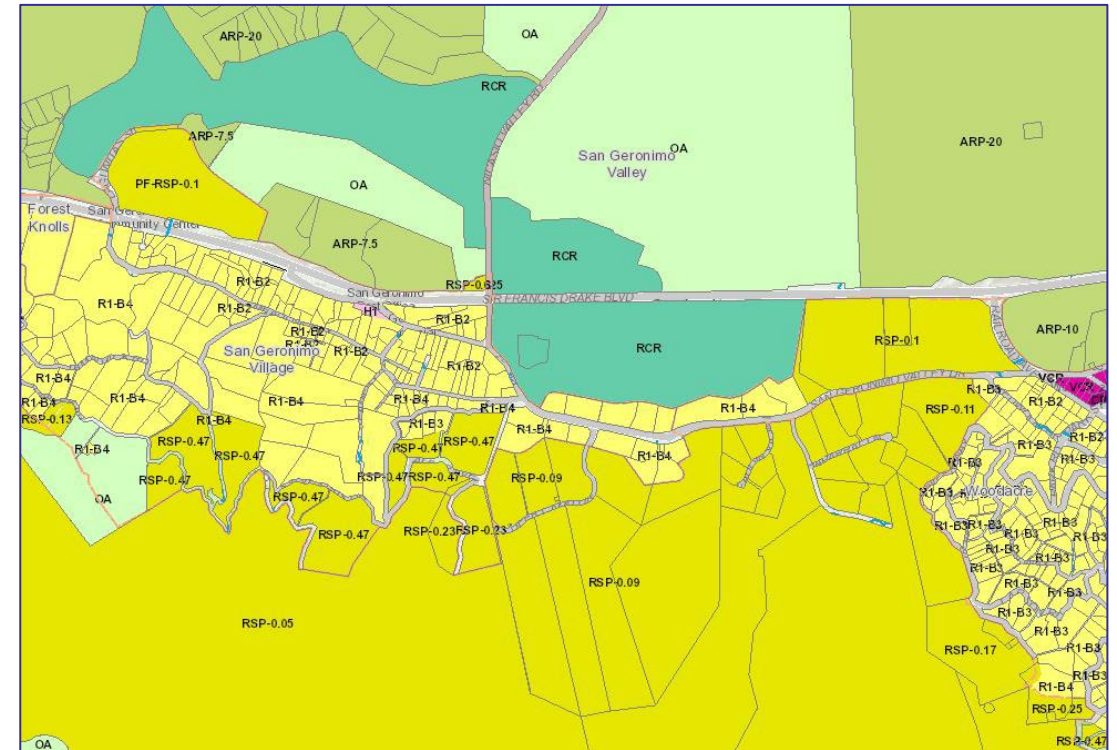
**What:** Rezone all lots in San Geronimo Valley to add the new SGV (San Geronimo Valley) combining district

Example:

RSP-1  $\longrightarrow$  SGV-RSP-1

R1:B4  $\longrightarrow$  SGV-R1:B4

**Why:** Apply uniform riparian protection standards across all zoning districts in the Valley. Lucas Valley and Sleepy Hollow have similar zoning specific community standards.



## **Modify the San Geronimo Community Standards Section 22.30.045.C.2.a to add the following language (shown in highlights):**

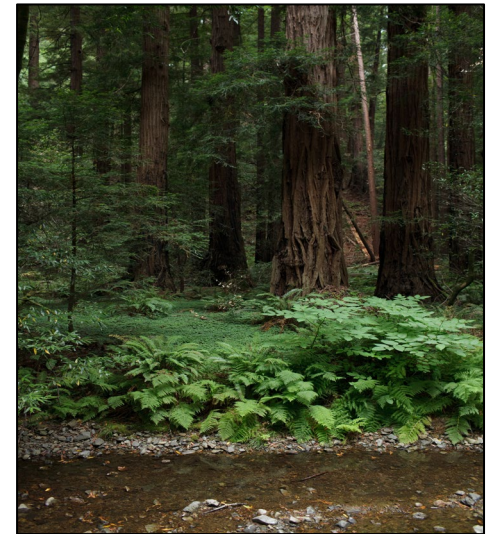
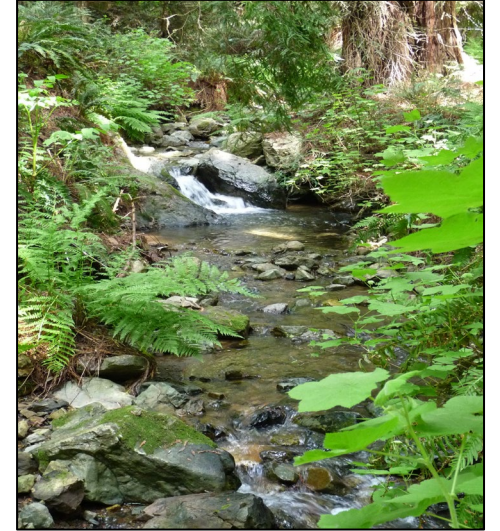
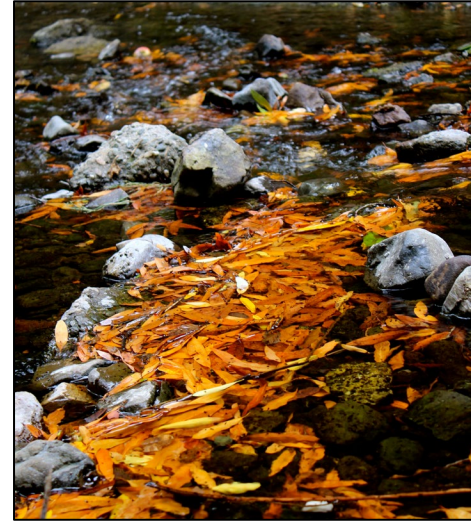
- a. Allowable uses within 35-feet from top of bank, or from centerline of swale for ephemeral streams where there is no defined top of bank, within the SCA:
- Maintenance and repair of existing permitted structures within the existing footprint;
  - Driveway, road, and utility crossings.....
  - projects to improve fish and wildlife habitat



# Recommendation

Approve the following:

1. Ordinance to Amend the Development Code for the SCA Ordinance and reduce certain fees; and
2. Ordinance to Adopt the Rezoning for all lots within San Geronimo Valley for the new SGV (San Geronimo Valley) combining district.







Photograph © 2014 Jack Gescheidt, JackPhoto.com

[www.marincounty.org/SCA](http://www.marincounty.org/SCA)

Thank you

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