



**NOTICE OF MARIN COUNTY PLANNING COMMISSION WORKSHOP AND HEARING
Stream Conservation Area Ordinance for the San Geronimo Valley**

NOTICE IS HEREBY GIVEN that the Marin County Planning Commission will consider the Stream Conservation Area Ordinance for the San Geronimo Valley during a public workshop scheduled on **Monday, November 8, 2021** and a public hearing scheduled on **Monday, December 13, 2021**. The proposed Stream Conservation Area Ordinance would apply to the San Geronimo Valley.

Project Description

The Stream Conservation Area Ordinance for the San Geronimo Valley amends various chapters of Marin County Code Title 22 (Development Code). These amendments establish a new SGV combining district in Section 22.14.050, Table 2-11, B-Combining District Development Standards, to apply uniform standards for all zoning districts within the San Geronimo Valley; amends exemptions for various activities, uses of land, and other improvements in Section 22.06.050 (Exemptions from Land Use Permit Requirements); establishes new development standards in Section 22.30.045 (San Geronimo Valley Community Standards) for development located in the stream conservation area within the San Geronimo Valley; amends Chapter 22.52 (Site Plan Review) to require Site Plan Review for new development located within the stream conservation area; and incorporates select technical terms and phrases from the Countywide Plan in Chapter 22.130 (Definitions). The proposed amendments are applicable to all perennial and intermittent streams, and ephemeral streams that either: a) supports riparian vegetation for a length of 100 feet or more; and/or b) supports special-status species and/or sensitive natural community type regardless of the extent of riparian vegetation associated with the stream.

For more information about the Stream Conservation Area Ordinance, please visit the Planning Division's project webpage at: www.marincounty.org/sca. Ordinance documents and related materials are available on the project's webpage, where you can subscribe to receive email notifications and updates. Hard copies of all of the 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. For more information about the Planning Commission workshop and hearing, please visit the Planning Division's Planning Commission hearings webpage at: <http://www.marincounty.org/depts/cd/divisions/planning/boards-commissions-and-public-hearings/planning-commission-hearings-page>.

In compliance with local and state shelter-in-place orders, and as allowed by Governor Newsom's Executive Order N-29-20, the Planning Commission will not be providing a location for the public to attend the workshop and hearing in person. Members of the public may attend and participate in both Planning Commission workshop and hearing online, using Zoom. To participate in a Planning Commission hearing please visit the Planning Commission hearings webpage at: <https://www.marincounty.org/depts/cd/divisions/planning/boards-commissions-and-public-hearings/planning-commission-hearings-page> and follow the instructions provided.

The time of the workshop and hearing will be indicated on the agenda posted on the Planning Commission hearing webpage one week before the workshop and hearing. A staff report will be available on the project webpage and the Planning Commission hearing webpage on Monday, November 1, 2021.

If you challenge the decision on this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Agency, Planning Division during or prior to the public hearing. (Government Code Section 65009(b)(2)).

October 12, 2021

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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.