



**Common Residential Improvements in the Stream Conservation Area (SCA)**  
 June 18, 2013

	Improvement in the SCA	You Do Not Need an SCA Permit (Exempt)	You Need an SCA Permit	
			Tier 1 – Minor <sup>1</sup>	Tier 2 - Major
1.	<b>Repair &amp; Maintenance</b> (structure, water supply, septic facility)	✓		
2.	<b>Replacement</b> (partial/total) of any Structure	✓ Same footprint <i>and</i> ✓ No removal of woody riparian plants <sup>2</sup>		
3.	<b>Residence (Primary Structure)</b>			
a.	Accessibility (ADA) improvements (e.g., ramps, lifts)	✓		
b.	Addition	✓ 2 <sup>nd</sup> story (same footprint)	✓ Expanded footprint ≤ 500 s.f., <i>and</i> ✓ Distance to stream ≥ existing home.	✓ Expanded footprint > 500 s.f., <i>or</i> ✓ Closer to stream than existing home
c.	Renovation/Remodel, Interior or Exterior (no building expansion)	✓		
d.	New Home on Vacant Lot			✓
4.	<b>Accessory Structure, New or Expanded</b> (deck, patio, shed, play set, pool, flag pole, etc.)	✓ ≤ 120 s.f., <i>and</i> ✓ On disturbed area <sup>3</sup> ≥20 ft. from stream top of bank <i>and</i> ✓ No direct run-off to stream	✓ >120 s.f., <i>or</i> ✓ On non-disturbed area <i>or</i> ✓ < 20 ft. from stream top of bank.	
5.	<b>Second Unit, New or Expanded</b>	✓ ≤ 120 s.f., <i>and</i> ✓ On disturbed area <sup>3</sup> , ≥20 ft. from stream <i>and</i> ✓ No direct run-off to stream	✓ Expanded footprint ≤ 500 s.f., attached to residence <i>and</i> ✓ Distance to stream ≥ than existing home	
6.	<b>Water Supply/Septic, New or Expanded</b>		✓	
7.	<b>Driveway, Expanded</b>		✓	
8.	<b>Driveway, New</b>		✓ At stream crossing	
9.	<b>Bridge/culvert</b>			✓ <sup>4</sup>
10.	<b>Fence, New or Expanded</b>	✓ In disturbed area <sup>3</sup> <i>or</i> ✓ Wildlife access to stream & riparian vegetation not restricted		
11.	<b>Lawn &amp; Landscaping</b>			
a.	Maintenance (mowing, trimming, weeding)	✓ Do not remove/destroy native riparian plants		
b.	Replacement (annuals, gardens, etc)			
c.	Native plant installation			
d.	Temporary/movable objects (trampolines, RVs, etc)			
e.	Removal of invasive plants, upland from top of bank.	✓ <sup>4</sup>		
f.	Vegetation trimming or removal (fire /life/property safety, emergency)	✓		
g.	Tree removal (healthy native protected/heritage tree)		✓	
h.	Native riparian vegetation removal upland from top of bank		✓	
i.	Footpath	✓ In disturbed area <sup>3</sup>	✓	
j.	Dog run, horse corral or chicken coop	✓ ≤ 120 s.f. impervious, <i>and</i> ✓ On disturbed area <sup>3</sup> ≥20 ft. from stream top of bank	✓ >120 s.f. impervious, <i>or</i> ✓ On non-disturbed area <i>or</i> ✓ < 20 ft. from stream top of bank.	
k.	Drainage (swales, pipes, downdrains)		✓ <sup>4</sup>	
l.	Retaining walls, erosion control		✓ <sup>4</sup>	

<sup>1</sup> Tier 1 SCA Permits must comply with all applicable Development Standards (Ch. 22.63) and Standard Management Practices.

<sup>2</sup> Woody riparian plants are native trees, bushes, vines and groundcovers that are associated with and reliant upon the stream.

<sup>3</sup> Disturbed area includes lawns, gardens, patios, driveways, and other significantly altered areas maintained/managed for human use.

<sup>4</sup> An SCA Permit is required ONLY if the work does not require a Creek Permit or Grading Permit. The following existing County regulations apply to development in and near streams:

- Creek restoration, streambank armoring or other channel and bank alterations may require a Creek Permit per Marin County Code Section 11.08 (Watercourse Diversion or Obstruction).
- Grading may require a Grading Permit per Marin County Code Section 23.08.025 (Grading Permit Required).
- No structures are permitted within the drainage setback area (generally 20 feet upland from the top of bank) per Marin County Code Section 24.04.560 (Drainage Setback).