



A GUIDE FOR APPLYING STREAMS AND CREEKS SETBACKS

HOOP STRUCTURES ORDINANCE AMENDMENT



Board of Supervisors 2/11/2020

Background – April 9, 2019

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- Hoop Structures Ordinance Amendment Approved
- Exempts Hoop Structures & Shade Structures
- Program EIR
- MM-BIO-3 – Requires Setback from Streams and Creeks
 - Reduces potentially significant impacts to less than significant
 - Protects streams, creeks, and the habitats they provide

Background – April 9, 2019

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- Board of Supervisors Direction
 - Return with criteria to assist landowner with determining when to apply the setback from streams and creeks
 - Seek input from Agricultural Advisory Committee

Agricultural Advisory Committee

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- AAC Established a Subcommittee
- Three Meetings
 - July 11, August 1, September 5, 2019
- Explored a Variety of On-the-Ground Situations
 - Photomapper
 - 2018 Aerial Photo Imagery
 - GIS Mapping Layers
- October 3, 2019 Full AAC Approved Draft Guide Unanimously

Guide Summary

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- Statement of Purpose
- General Guidance
- Table of General Criteria

Guide Summary – Table 1

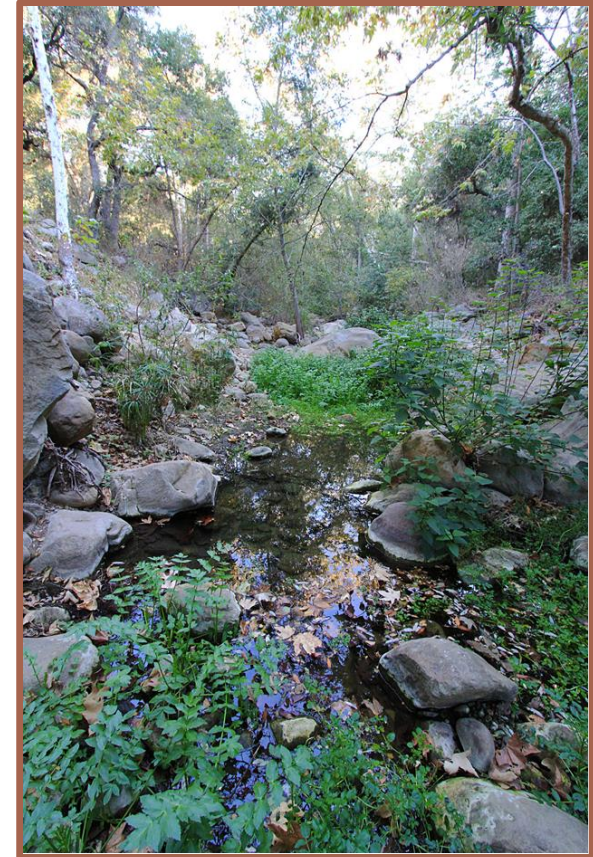
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- Setback Required
- Setback Not Required
- Setback Might Apply

Setback Required

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- ❑ Waterway not Created by Humans
- ❑ Evidence of Flowing Water
- ❑ Defined Streambed/Streambank
- ❑ Riparian vegetation



Setback Not Required

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Setback Might Apply

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- Dam, Bridge, Culvert, In-stream Crossing
 - Degrees of human alteration

- Waterway Relocated, Modified, Created with Vegetation
 - Does it provide habitat?

Weigh Options

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- Consult Qualified Professional
 - Biologist
 - Botanist

- Consult P&D
 - Additional evaluation possible
 - Formal exemption (exempt stamp)
 - Apply for permit

- Adhere to setback

Conclusion

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- Purpose of Guide
 - A practical tool that landowners can use in the field

- Clarification
 - Where there is a conflict between this guide and the LUDC, the LUDC shall govern.

Recommendation Summary

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- Receive and file the Board Agenda Letter and Guide
- Determine that the previous environmental review is adequate (CEQA Guidelines Section 15162)



QUESTIONS?

