

The background is a light blue gradient with several realistic water droplets of various sizes scattered across it. Some droplets are at the top, some at the bottom, and some on the sides, creating a fresh and natural aesthetic.

SUMMARY OF SAN JUAN COUNTY REQUIREMENTS FOR SHORELINE VEGETATION MANAGEMENT

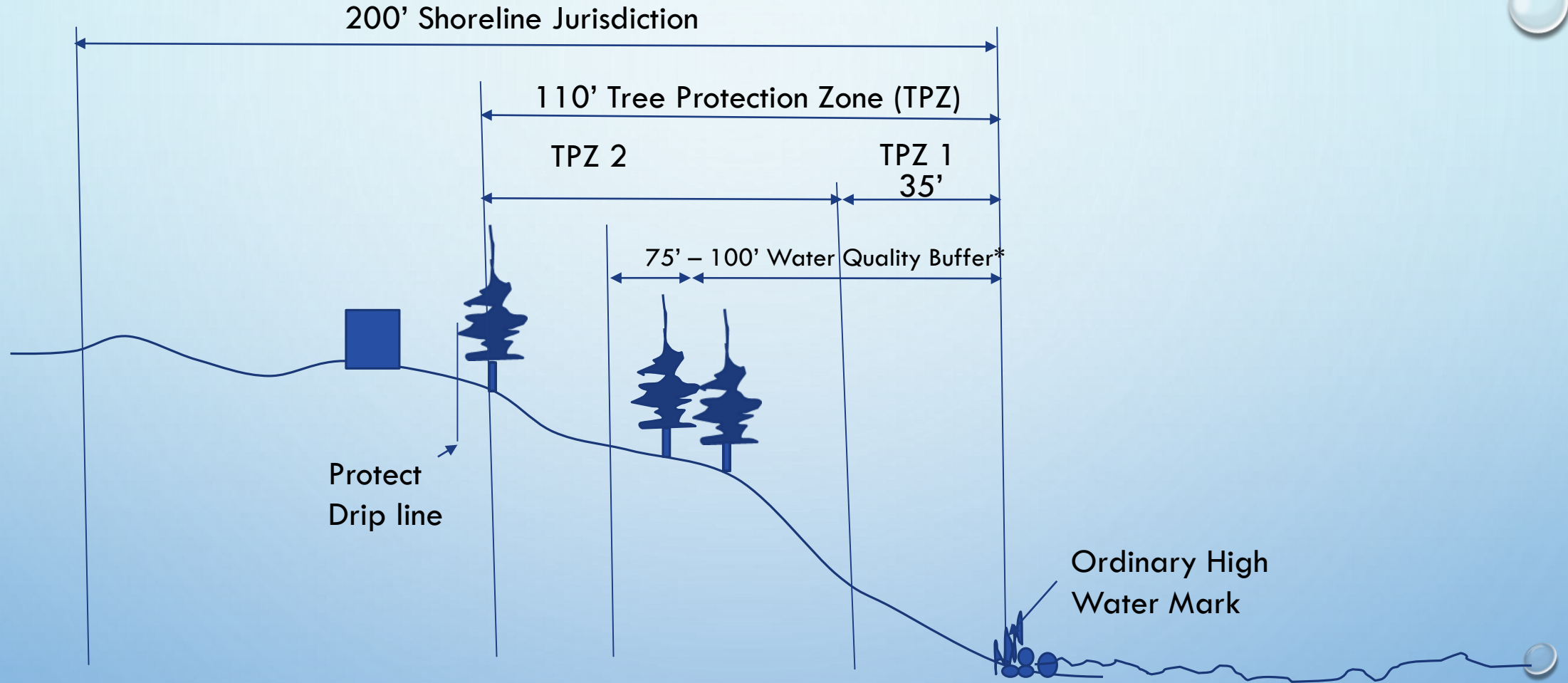
FRIENDS OF THE SAN JUANS

SHORELINE WORKSHOP

DECEMBER 6, 2017

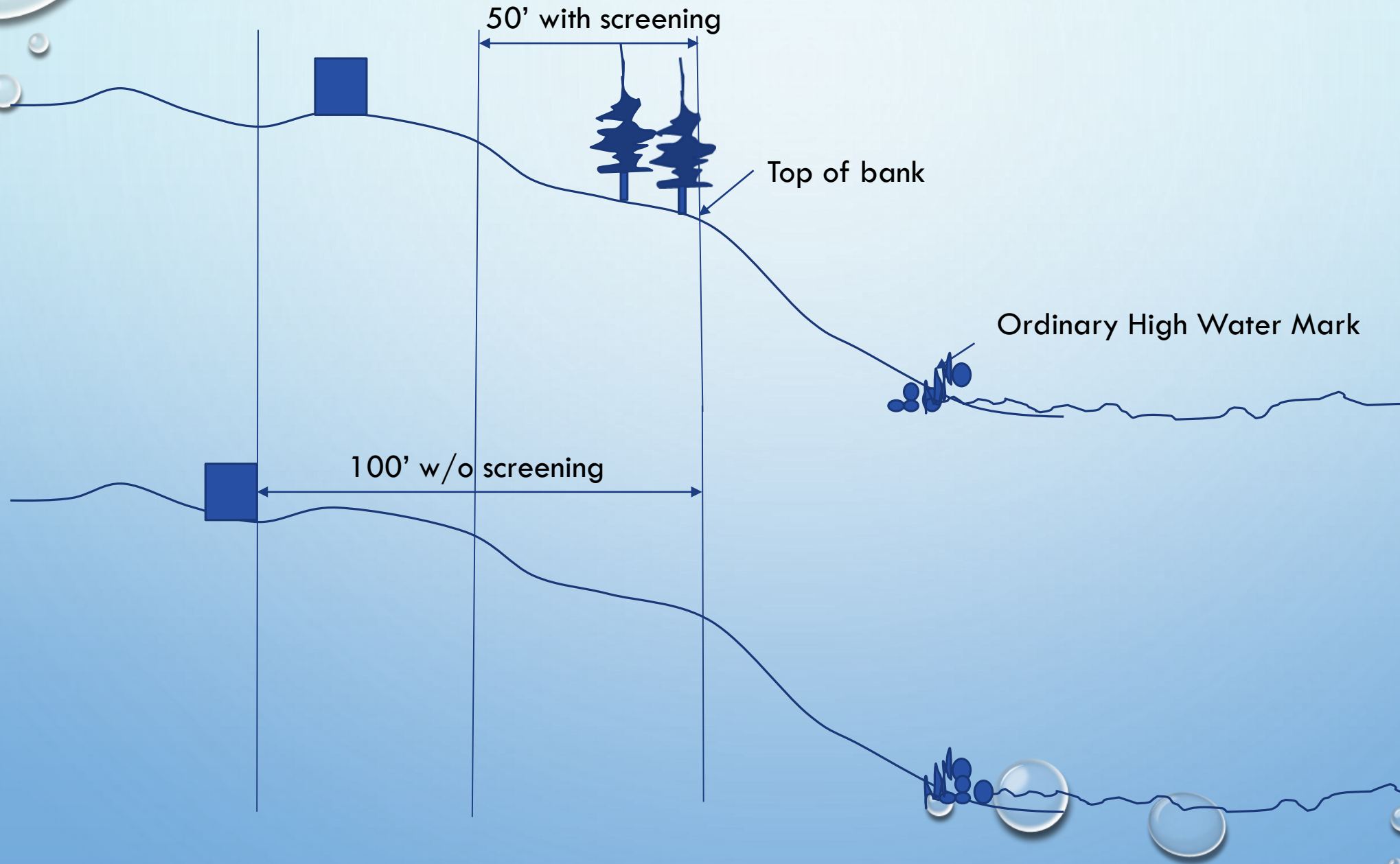
PRESENTER: ERIKA SHOOK, AICP

WATER QUALITY AND TREE PROTECTION ZONES



*Lots smaller than 1 acre require a 100' water quality buffer if slopes < 30%, 150' if slopes > 50'

SHORELINE AESTHETIC SETBACKS



Activity	TPZ 1	TPZ 2	Water Quality Buffer	Shoreline Jurisdiction	Permit Required
Minor trimming and pruning of foliage trees for view or fire protection provided:	Yes	Yes	Yes	Yes	No
• Health of the trees is maintained					
• Branches and foliage overhanging aquatic FWHCAs is retained; and					
• No more than 20% of foliage of a tree be removed in a 12 month period					
• No trees are topped					
Tree topping	No	No	No	No	No
Hazard tree removal (arborist required)	No	Yes	Yes	Yes	Yes
Clearing of vegetation, grading and grubbing	No	No	No	Yes*	Yes
Tree removal for primary residence or filtered view provided :	No	Yes	No	Yes*	Yes
• Development activities are located landward of the water quality buffer;					
• Appropriate BMPs are used;					
• No more than 40 percent of the volume of trees over six inches dbh are removed in any 10-year period					
• Stocking levels for trees will not be reduced below minimums					
• Remaining forest is multi-aged and well distributed					
• All vegetation over-hanging FWHCAs is retained					
• Low probability of wind throw (arborist required)					

*CLEARING AND GRADING IN SHORELINE JURISDICTION

- COASTAL GEOLOGIC BUFFERS REQUIRED FOR DEVELOPMENT WITHIN 200 FEET OF GEOLOGICALLY HAZARDOUS AREAS, FEEDER BLUFFS AND NON-BEDROCK SHORELINES. CHECK POLARIS.
- ALL SHORELINES MUST BE PROTECTED FROM DEGRADATION CAUSED BY THE MODIFICATION OF THE LAND SURFACE WITHIN THE SHORELINE AREA OR THE ADJACENT LANDS. LAND CLEARING, GRADING, FILL AND ALTERATION OF NATURAL DRAINAGE FEATURES AND LAND FORMS MUST BE DESIGNED TO PREVENT ADVERSE IMPACTS TO ADJACENT PROPERTIES OR SHORELINE ECOLOGICAL FUNCTIONS.
- UNLESS SPECIFICALLY ALLOWED BY THIS CHAPTER, VEGETATION CLEARING AND LAND SURFACE GRADING AND FILLING ARE PROHIBITED.
- ***LAND CLEARING, GRADING, FILLING, OR ALTERATION OF NATURAL DRAINAGE AND TOPOGRAPHY SHALL BE LIMITED TO THE AREA NECESSARY FOR DRIVEWAYS, BUILDINGS, AND VIEW AND SOLAR ACCESS CORRIDORS.***
- CLEARED SURFACES NOT TO BE COVERED WITH GRAVEL OR IMPERVIOUS SURFACES SHALL BE REPLANTED PROMPTLY WITH NATIVE OR COMPATIBLE PLANTS (I.E., GROUNDCOVERS OR OTHER PLANT MATERIALS ADAPTED TO SITE CONDITIONS WHICH WILL PROTECT AGAINST SOIL EROSION).
- EXISTING VEGETATION SHALL BE USED TO VISUALLY BUFFER STRUCTURES AS VIEWED FROM THE SHORELINE, PUBLIC ROADS, AND ADJOINING PROPERTIES.

CODE REFERENCES

THIS IS JUST A SUMMARY, FOR SPECIFIC REQUIREMENTS:

- SJCC 18.35.130 STANDARDS FOR MARINE SHORELINES, LAKES, STREAMS
- TABLE 18.35.130-3 STRUCTURES, USES AND ACTIVITIES ALLOWED IN AND OVER AQUATIC FWHCAS AND THEIR WATER QUALITY BUFFERS
- SJCC 18.50.110 CLEARING, GRADING, FILL, EXCAVATION AND VEGETATION MANAGEMENT