

Scenarios for Discussion

1. Normal landscaping activity
2. Removing downed trees
3. Property near a resource area
4. New development
5. Land division
6. Restoration activity

Normal landscaping activity



Key Points

- Existing landscaping can be maintained
- Most tree removal must go through a Type I review process
- Activities that disturb > 150 sq ft will require Construction Management Plan
- Natural resource management plan might be a good way to cover most activities over the long term



Removing downed trees



Key Points

- True emergency removal situations are exempt from permits
- Removal is exempt from permits if done without earth disturbance
- Otherwise, tree removal can use the Type I review process
- (The existing process is much less flexible)

Property near a resource area



Water Quality Resource
Area

100-ft compliance line

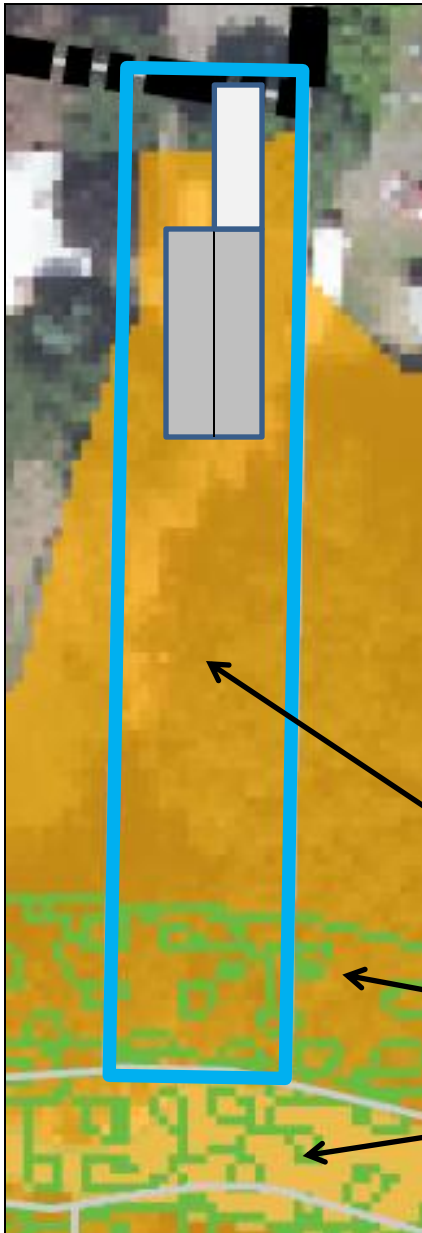
Key Points

- Ensure that activity within 100 ft of the resource area will not impact the resource
- 150 sq ft of earth disturbance = trigger for requiring a Construction Management Plan (erosion control & tree protection measures)

New Development

Key Points

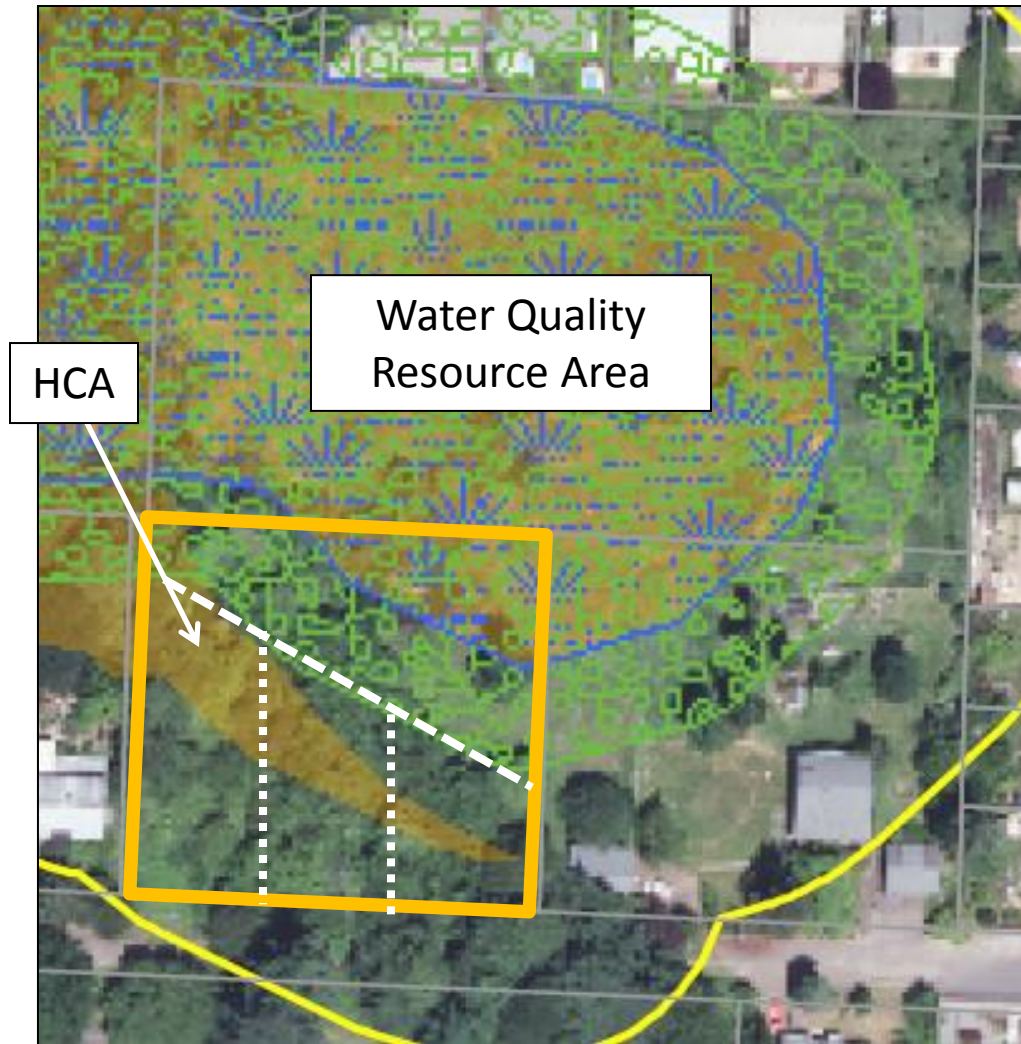
- Generally, disturbance of any resource area is discouraged
- The more coverage by a resource designation, the more disturbance is allowed (including a more generous allowance for single-family residential uses)
- Disturbance requires mitigation = replacing trees or planting trees & shrubs
- Proposals that can meet the objective standards established for HCA disturbance can use Type I review
- WQR disturbance always requires higher review (Type II or Type III)



HCA

Water Quality Resource Area

Land Division



Key Points

- The code strongly encourages putting the resource area in a separate, undevelopable tract
- Impacts to resource areas can be mitigated at time of land division or time of development
- An option for clustering development allows flexibility in design

Restoration Activity



Key Points

- Removing invasive plants and planting native vegetation are allowed outright
- If restoration work involves tree removal, earth disturbance, or new structures, a natural resource management plan is required
- Plans developed in collaboration with a resource agency require little additional review