

Revised exemption language in Table 40.440.010-1. Exempt and Reviewed Activities

Description:

The following proposed revision to the exemption for remodeling or replacement of existing homes is intended to eliminate the need for Habitat Permit reviews for minor residential expansions that do not result a reduction in habitat function or require mitigation.

The intent is to allow for a reasonable expansion or remodeling of existing structures and associated features such as patios, decks, driveways and parking pads where there is no significant loss of habitat function without a Habitat Permit. This exemption should not apply to expansion of trails, access roads, landscaping, or parking areas that are not directly related to improvements to existing structures

Based on current policy this is strictly a procedural change to allow these activities without requiring a Habitat Permit and associate review fees.

- 1 Remodeling, ~~or~~ replacement of, or additions to, not to exceed the 1997 footprint, of existing homes and
- 2 associated appurtenances ~~buildings that expand the original footprint by no more than 900 sq. ft. within~~
- 3 the outer 50% of the Riparian habitat area and do not require clearing of native trees or shrubs ~~inside~~
- 4 ~~habitat areas.~~