

Examples of Riparian Setbacks

L. Ames

7/12/11

Riparian Survey

- The following are the personal opinions of Larry Ames, based on aerial imagery and some on-site observations

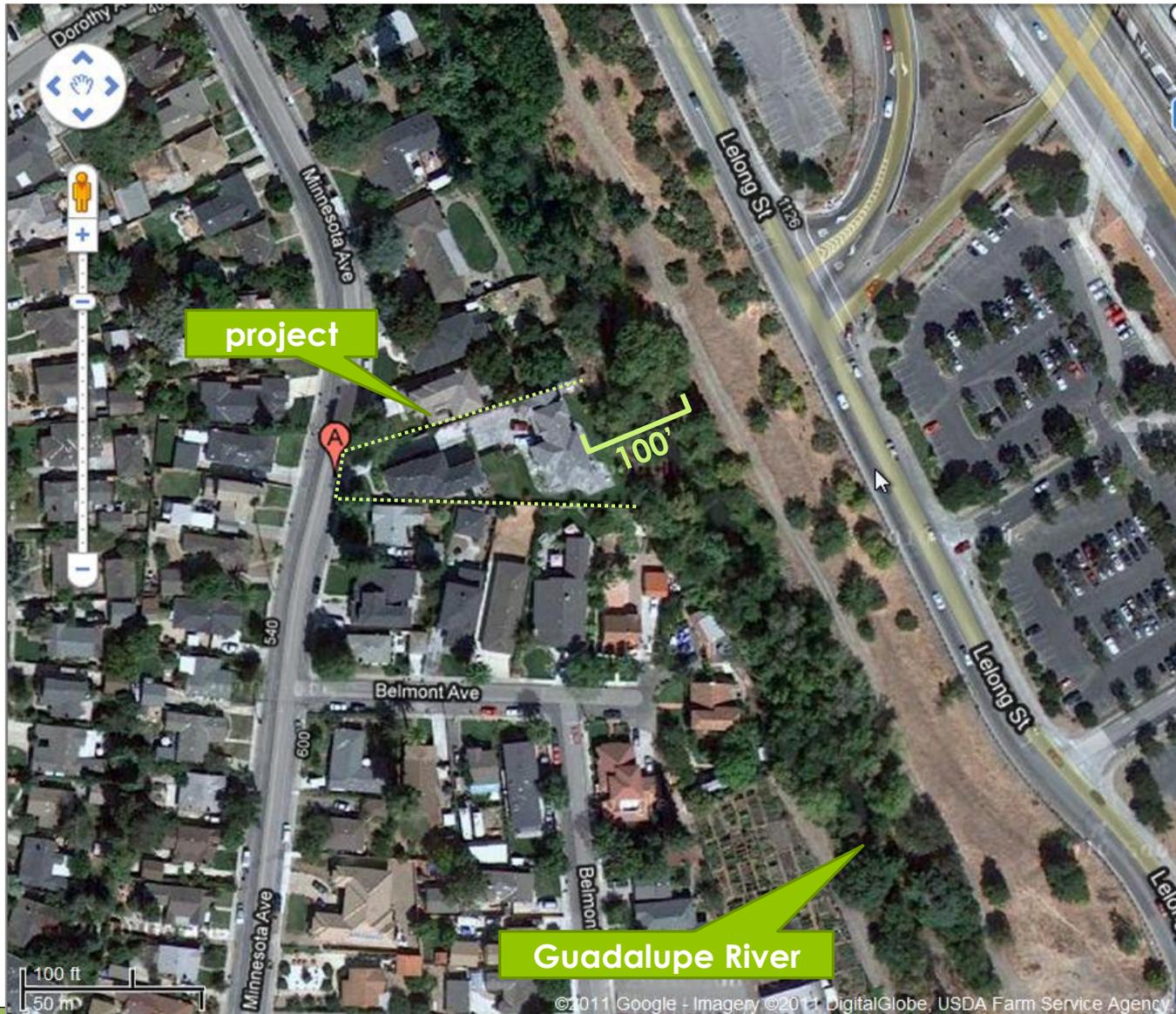
List of “Exemptions”

Approved Riparian Setbacks in San Jose

Project File Number	Location	Riparian Setback
PDC01-097	West Ct./Silver Creek	20 feet*
PDC96-010	Sharon Drive/Calabazas Creek	25 feet
PDC00-125	Hampton Falls/Guadalupe River	25 feet*
PDC04-064	Almaden Exp./Guadalupe Creek	30 feet*
PDC03-094	S. 12 th Street/Coyote Creek	30 – 100 feet
PDC03-064	Minnesota Rd./Guadalupe River	30 feet
PDC04-028	Malone Rd./Guadalupe River	40 feet
PDC03-071	Auzerais Ave./Los Gatos Creek	40 feet
PDC02-104	Mabury/King Rd./Penitencia Creek	<50 feet
PDC00-022	King Rd./Penitencia Creek	50 feet
PDC99-005	San Felipe Rd./Thompson Creek	50 feet
PDC02-046	Santa Clara St./Los Gatos Creek	50 feet
PDC04-112	Hervey Lane/Guadalupe River	62 feet*
PDC98-005	Pfeiffer Ranch Rd./Alamitos Creek	75 feet
PDC02-025	Foxworthy Ave./Guadalupe River	75 – 100 feet

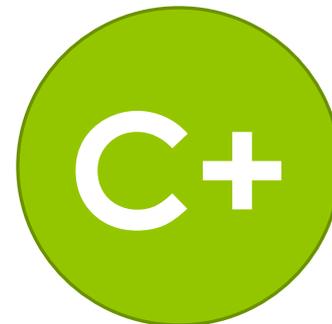
* Discretionary Alternate-Use Policy used for GP Conformance

PDC03-064 - 586 Minnesota



PDC03-064 - 586 Minnesota

- In-fill on existing single-family lot
- Maintains same 30' setback as adjacent parcels
- Nothing special
- Does 30' in-fill setback apply only downtown, or in any urban in-fill?
(What in SJ is not "urban in-fill"?)



PDC04-028 Malone Rd



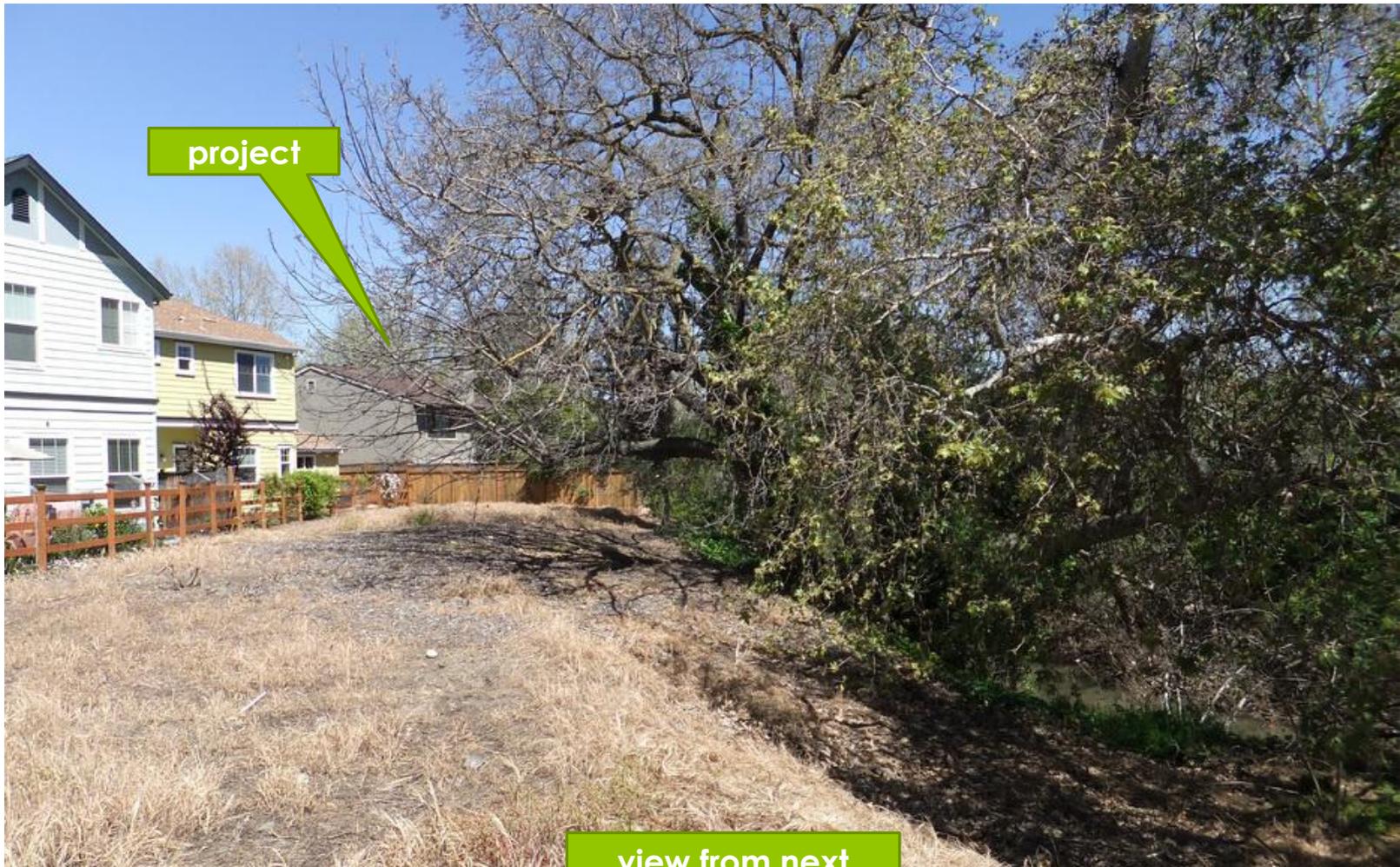
PDC04-028 Malone Rd



fence-line within
riparian drip-line!

invasive exotics
(English Ivy)

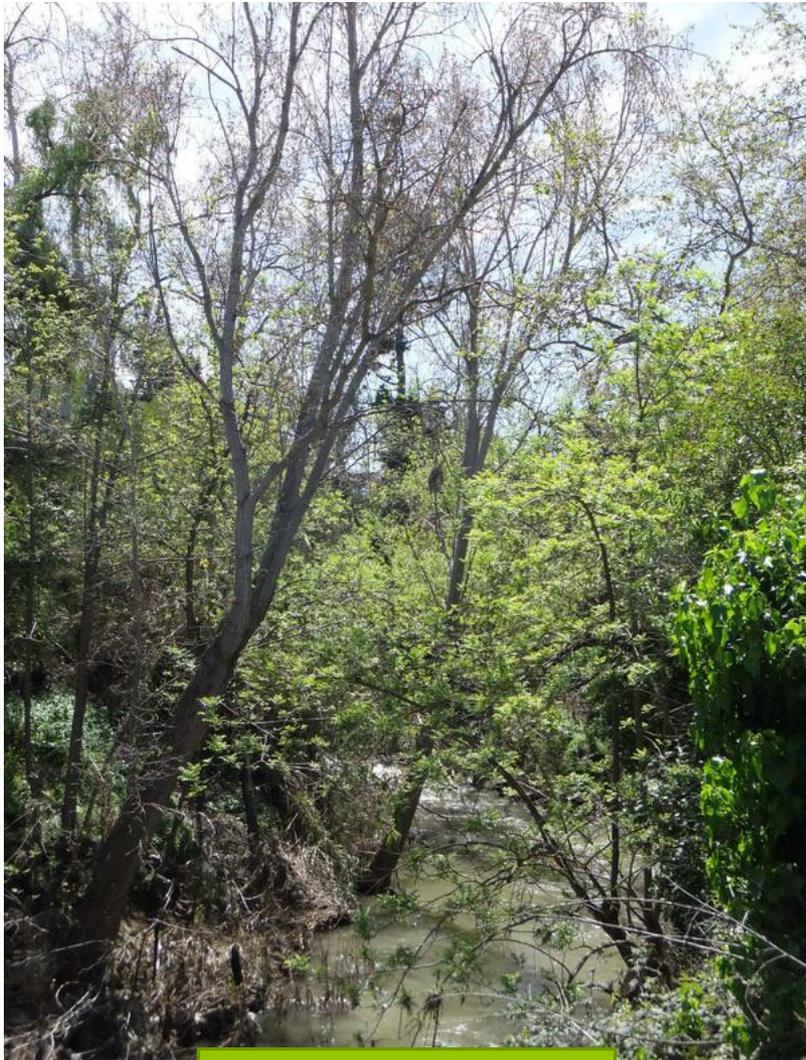
PDC04-028 Malone Rd



project

view from next
door, with setback

PDC04-028 Malone Rd



view of creek:
habitat worth saving



view from other side of
creek: riparian habitat

PDC04-028 Malone Rd

- At least they didn't put the creek in a pipe.
- Virtually no setback
- Invasive Exotics
- No room for creek bank erosion
- Doesn't accommodate planned flood-control channel modifications
- Damages a viable riparian habitat



PDC03-071 - Auzerais



PDC03-071 - Auzeirais



PDC03-071 - Auzerais

- Developer removed existing hardscape
- Planted native riparian landscaping
- Developed Recreational Trail
- Preserved Historic Structure (water tower)
- Rustic fence defines setback
- Nearly 100' in places, even in urban core
- Less than 100' setback over much of the length
- Used as “precedence” for exemptions from policy



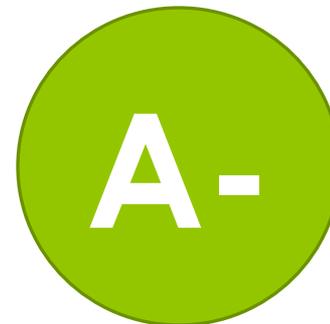
B

PDC04-112 - Falcon Place

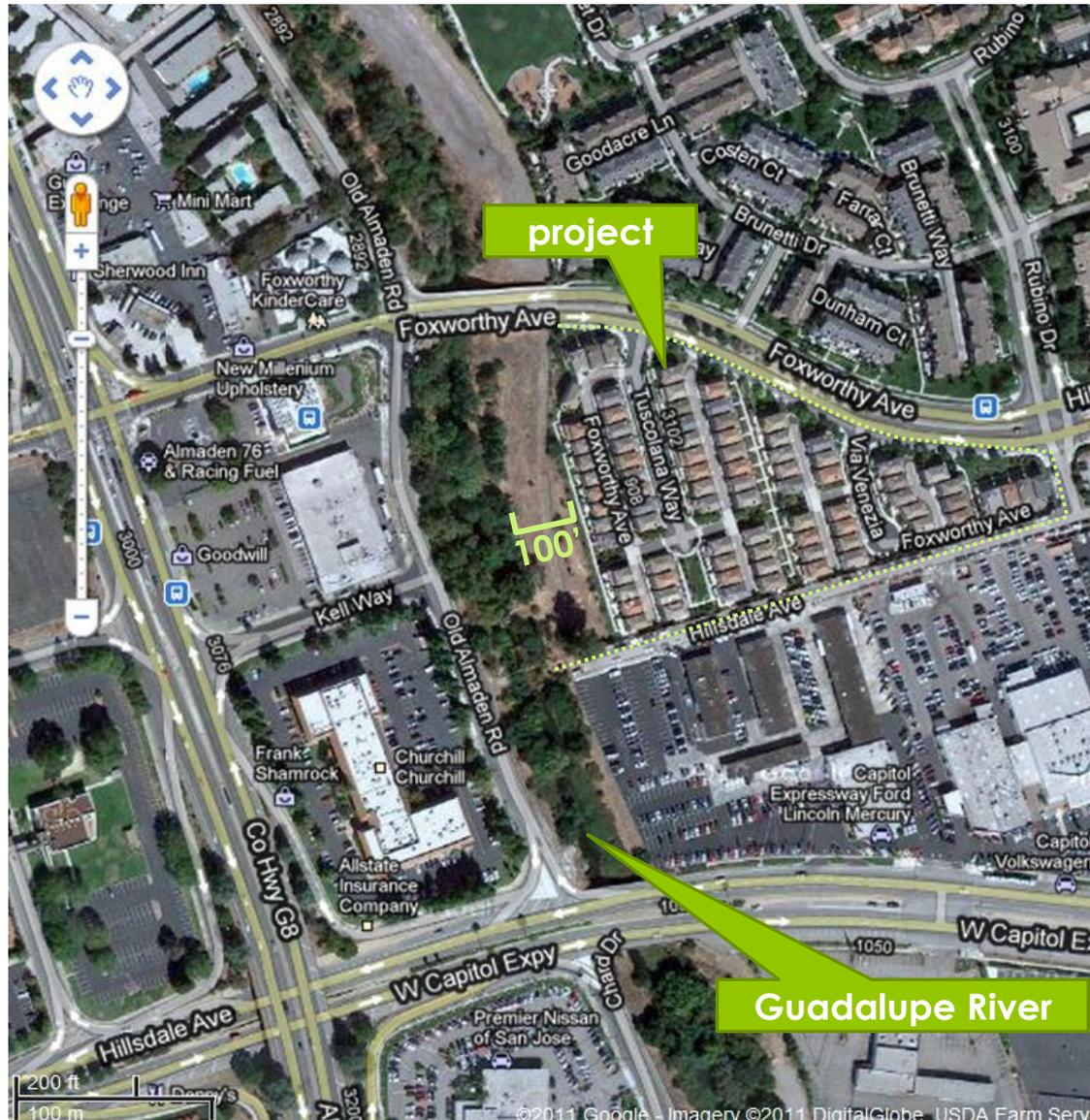


PDC04-112 - Falcon Place

- Provides 100' setback from hardscape, in urban core
- Provides trail connection
- Non-riparian landscaping (tot-lot playground) within 100' setback



PDC02-025 - Foxworthy



PDC02-025 - Foxworthy

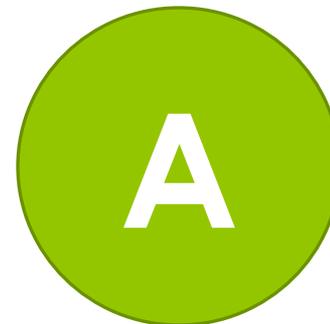


PDC02-025 - Foxworthy



PDC02-025 - Foxworthy

- Undisturbed riparian habitat
- Protected from residents by fence
- Wide expanse separates development from habitat
- Remarkable improvement from upstream neighbor (car dealership)
- Why was this cited as an exemption?
Was perhaps one lone tree within 100' of the development?



Larry's Final Grades

Approved Riparian Setbacks in San Jose

Project File Number	Location	Riparian Setback	
PDC01-097	West Ct./Silver Creek	20 feet*	
PDC96-010	Sharon Drive/Calabazas Creek	25 feet	
PDC00-125	Hampton Falls/Guadalupe River	25 feet*	
PDC04-064	Almaden Exp./Guadalupe Creek	30 feet*	
PDC03-094	S. 12 th Street/Coyote Creek	30 – 100 feet	
 C+	PDC03-064	Minnesota Rd./Guadalupe River	30 feet single in-fill
 F+	PDC04-028	Malone Rd./Guadalupe River	40 feet disaster!
 B	PDC03-071	Auzerais Ave./Los Gatos Creek	40 feet some ~100'
	PDC02-104	Mabury/King Rd./Penitencia Creek	<50 feet
	PDC00-022	King Rd./Penitencia Creek	50 feet
	PDC99-005	San Felipe Rd./Thompson Creek	50 feet
	PDC02-046	Santa Clara St./Los Gatos Creek	50 feet
 A-	PDC04-112	Hervey Lane/Guadalupe River	62 feet* 100' → street
	PDC98-005	Pfeiffer Ranch Rd./Alamitos Creek	75 feet
 A	PDC02-025	Foxworthy Ave./Guadalupe River	75 – 100 feet most ~100'

* Discretionary Alternate-Use Policy used for GP Conformance