

Riparian Corridor Policy / Ordinance Study Work Plan

***Community Meeting
December 3, 2015***

Riparian Corridor Policy / Ordinance Study



Outline of Presentation

- *Background*
- *Work Plan Scope and Status*
- *Timeline*

Riparian Corridors in San José



- Relate to the bank and vegetative edge of a natural waterway
- Inventory – 136 miles of riparian corridors
- Preserve greenery
- Benefit water
- Provide possible habitat
- Link trails

Images for illustrative purpose only

Existing Riparian Policies and Plans

Background

- **General Plan (GP), adopted 2011** contains Goals, Policies, and Actions to enhance riparian corridors
 - GP Policy ER 2.1 addresses recommendations from the existing Riparian Corridor Policy Study
 - GP Action ER 2.6 & 2.8 suggests a new City Council Policy and checklist
- **Habitat Plan, adopted 2013** has regulations to protect natural resources including endangered species while streamlining permits
 - Title 18 of SJC Muni Code implements regulations
- **Riparian Corridor Policy Study, revised 1999** addressed how development should protect riparian corridors



Images for illustrative purpose only

Existing Riparian Policies and Plans

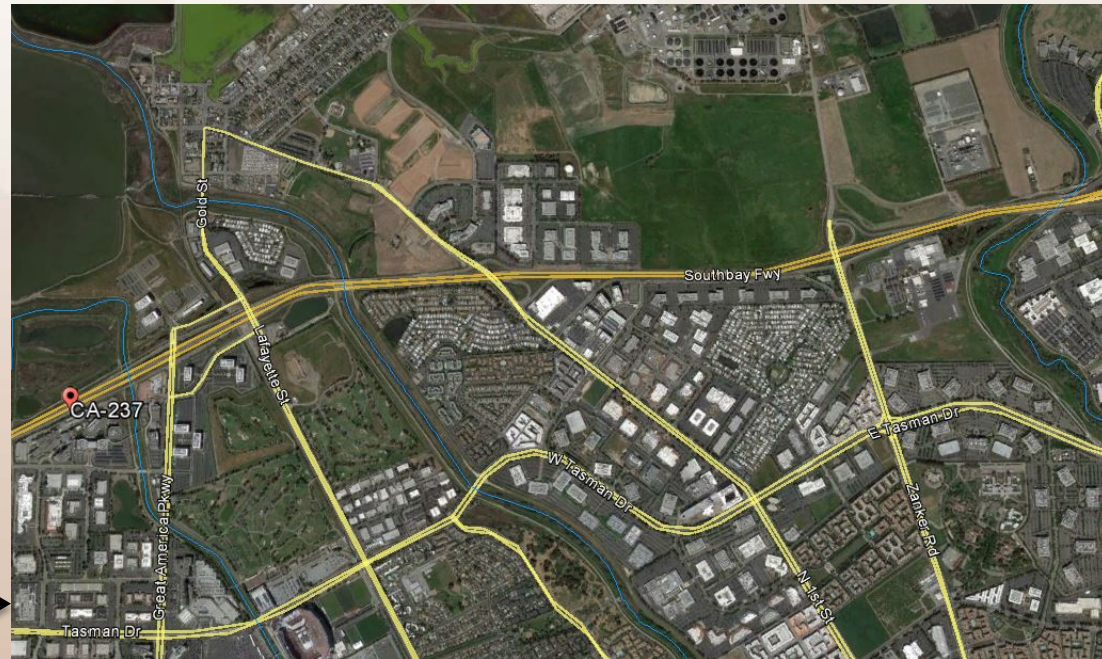
Background

Bird-safe Design

- General Plan Policies – Nov 2011
- Voluntary bird-friendly building design checklist – Feb 2015



North of HWY 237



Images for illustrative purpose only

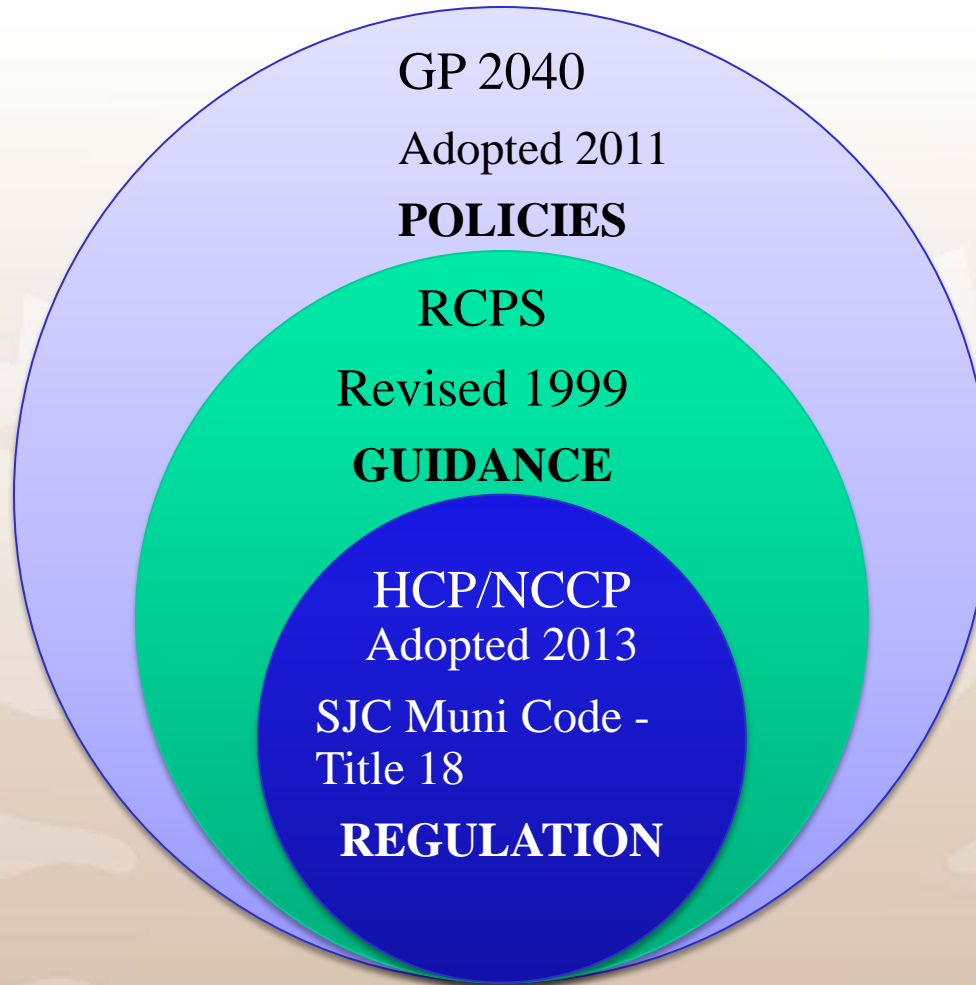
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Work Plan - Outline

- **Assess** how Habitat Plan regulations and existing policies have been implemented
- **Obtain** stakeholder input on effectiveness of policies
- **Research** other cities and coordinate with agencies that have permitting authority
- **Report** to T&E & CED Committees
- **Recommendations** for possible Council action

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Overview of Existing Regulations



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Work Plan - Status

Proposed Options

- New City Council Policy
- Title 20: Codify requirements

Proposed Options Would:

- Maximize riparian protection through strong setbacks
- Incorporate existing bird-safe design standards
- Address safety



Images for illustrative purpose only

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Work Plan - Status

Preliminary Analysis of Projects Between 2009-2015

- 80 % of approved projects located in a Planned Development Zoning District
- Greater setbacks after 2040 General Plan adopted
- Varying riparian setbacks (use of exceptions)



Image for illustrative purpose only

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Example of Approved Project – Pre GP adoption in 2011

File Number PDC10-005 /PD10-004 (Brookside Estates)

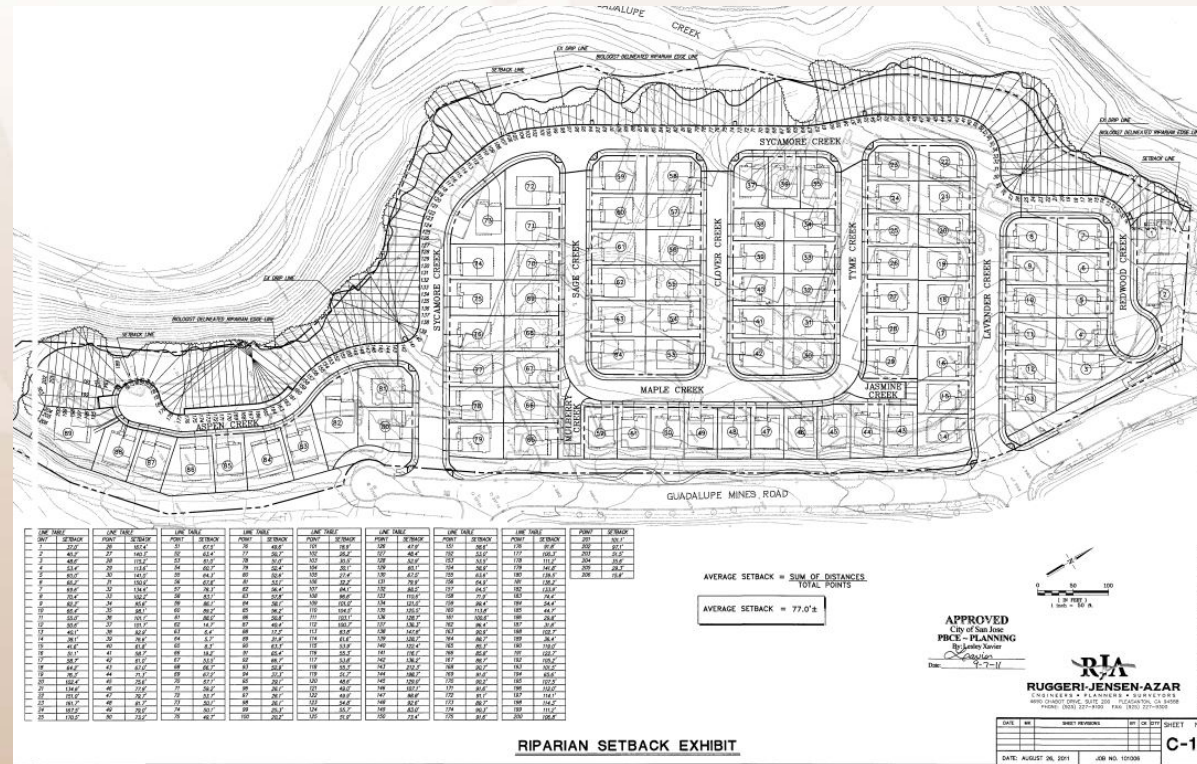
Site size = 15 acres

Stream Type:

- Guadalupe River

Riparian Setback:

- From drip line
77 feet average



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Example of Approved Project – Pre GP adoption in 2011

File Number PDC07-010 / PD11-007 (Fox Property)

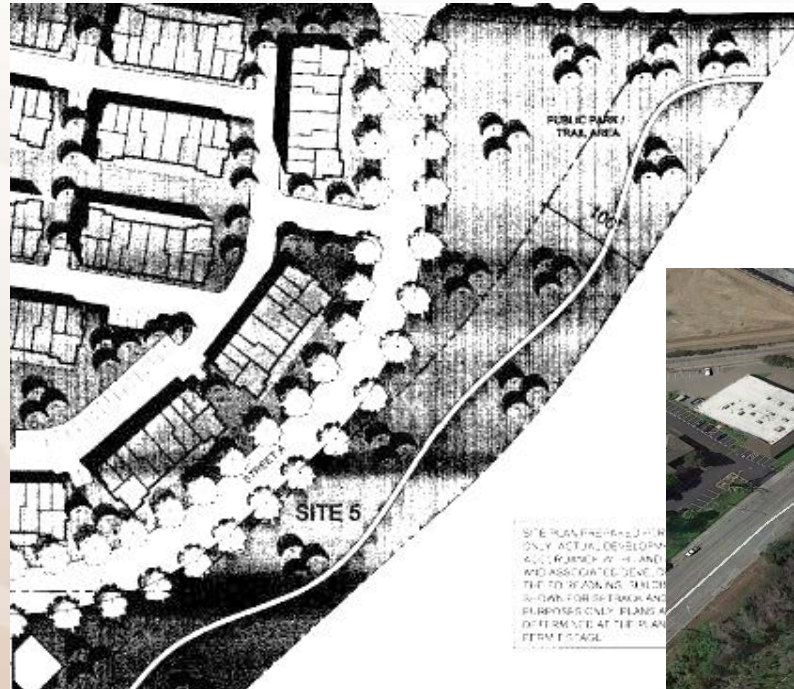
Site size = 29 acres

Stream Type:

- Coyote Creek

Riparian Setback:

- 100 feet



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Example of Approved Project – Post GP Adoption in 2011 & Prior to HCP Adoption

File Number H12-008 (101 Tech)

Site size = 12.9 acres

Stream Type:

- Guadalupe River

Riparian Setback:

- 100 feet



Example of Approved Project – Post GP and HCP

File Number PDC11-021 /
PD13-008 (Chaboya Ranch)

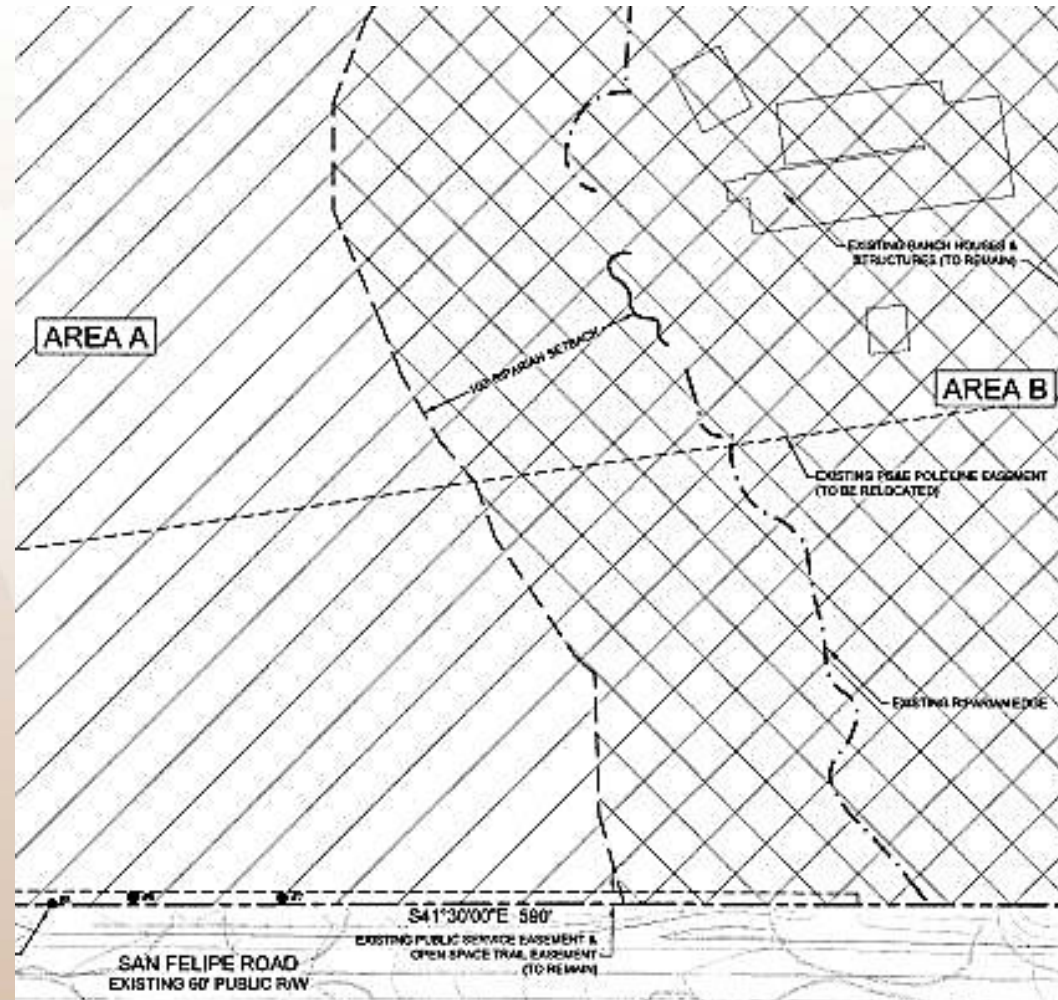
Site size = 7.5 acres

Stream Type:

- Thompson Creek

Riparian Setback:

- 100 feet



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Example of Approved Project – Post GP and HCP

File Number PDC12-024 /PD14-048 (Guadalupe Mines)

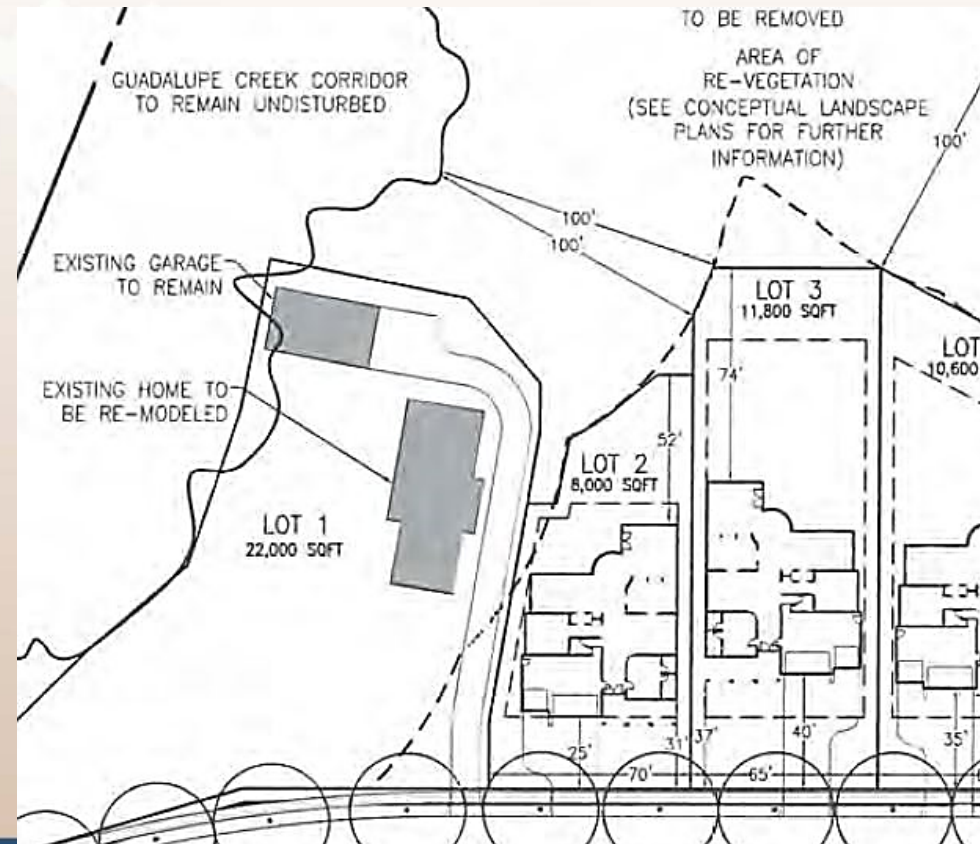
Site size = 8 acres

Stream Type:

- Guadalupe River

Riparian Setback:

- 100 feet with minor exception in one area



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Work Plan – Next Steps

Research other cities and coordinate with agencies that have permitting authority

- Jurisdictions within HCP
 - County of Santa Clara
 - City of Morgan Hill
 - City of Gilroy
 - Santa Clara Valley Water District
- Other Jurisdictions
 - Los Altos Hills
 - County of Santa Cruz
 - Sonoma County
 - City of Sunnyvale
 - Los Gatos
 - Fremont
 - San Leandro
 - Sacramento
 - Davis

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Work Plan – Next Steps

- **Research & Outreach** - By January 2016
 - Stakeholders
 - Review approved projects and other jurisdictions
- **Report back** to T&E and CED Committee
 - By March 2016
- **Recommendation** to Council
 - By March 2016

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Any Other
Questions or Suggestions?