



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”

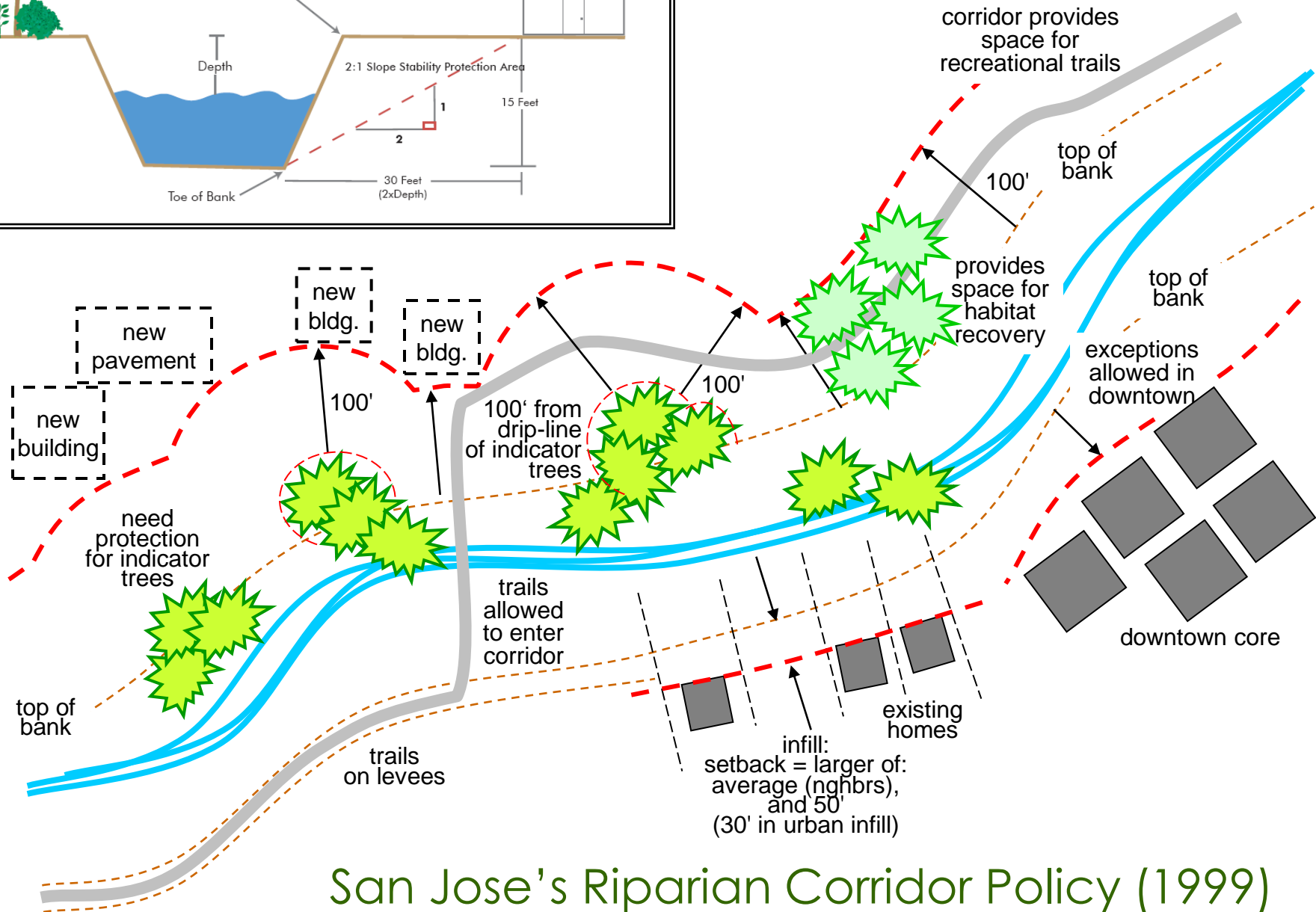
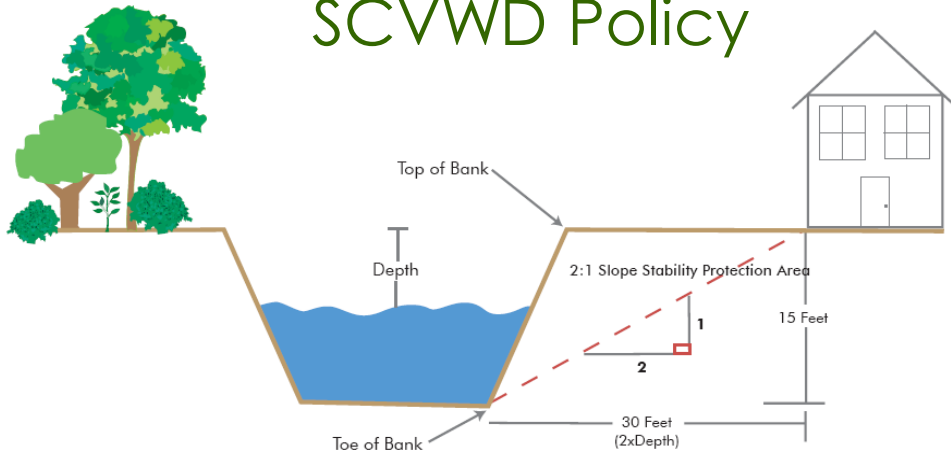
Approved Riparian Setbacks in San Jose



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

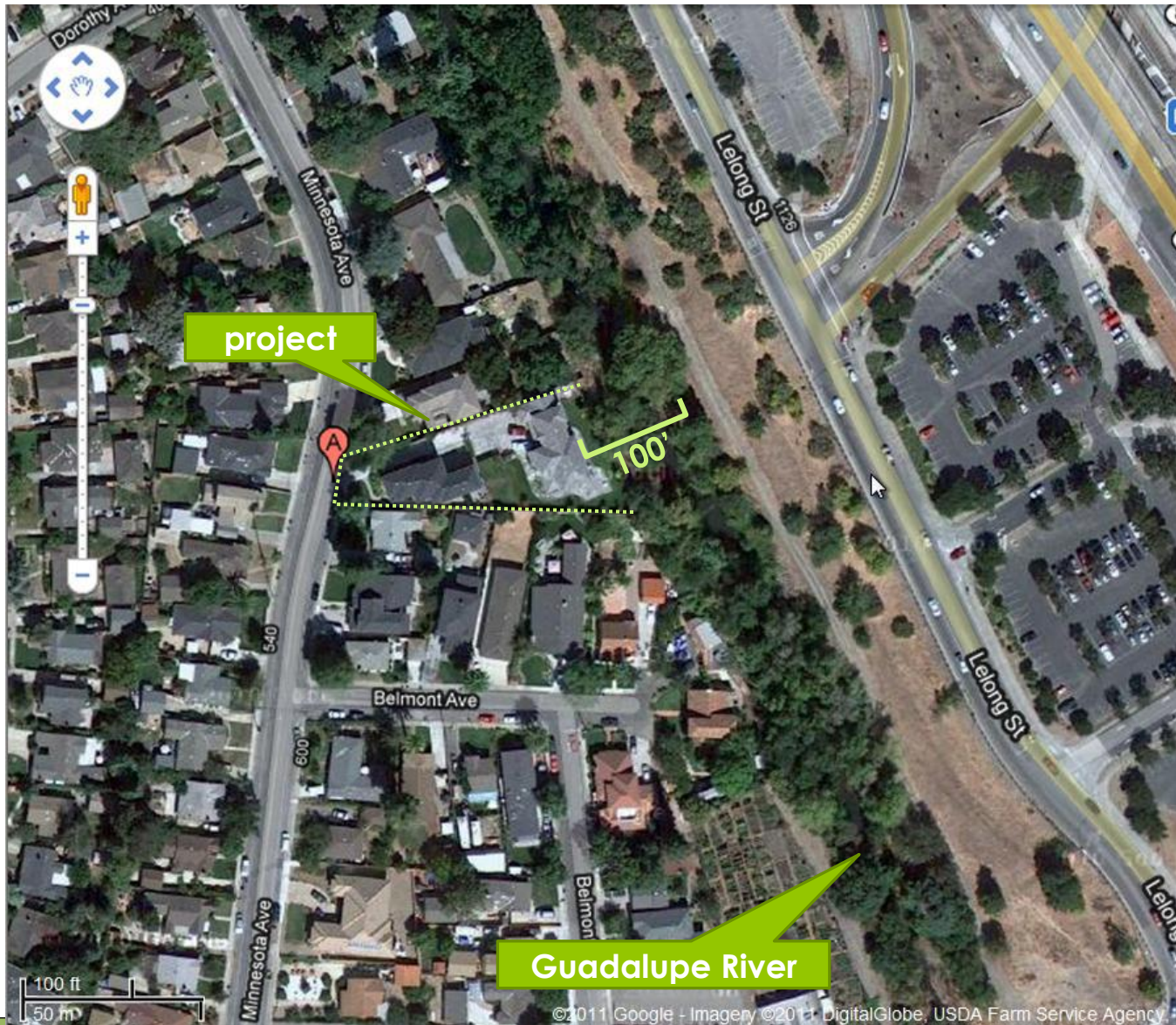
* Discretionary Alternate-Use Policy used for GP Conformance

SCVWD Policy



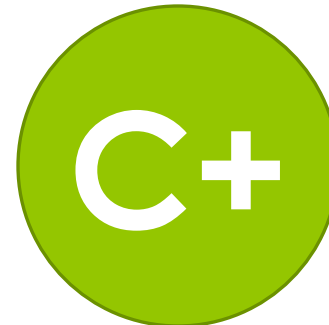
San Jose's Riparian Corridor Policy (1999)

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



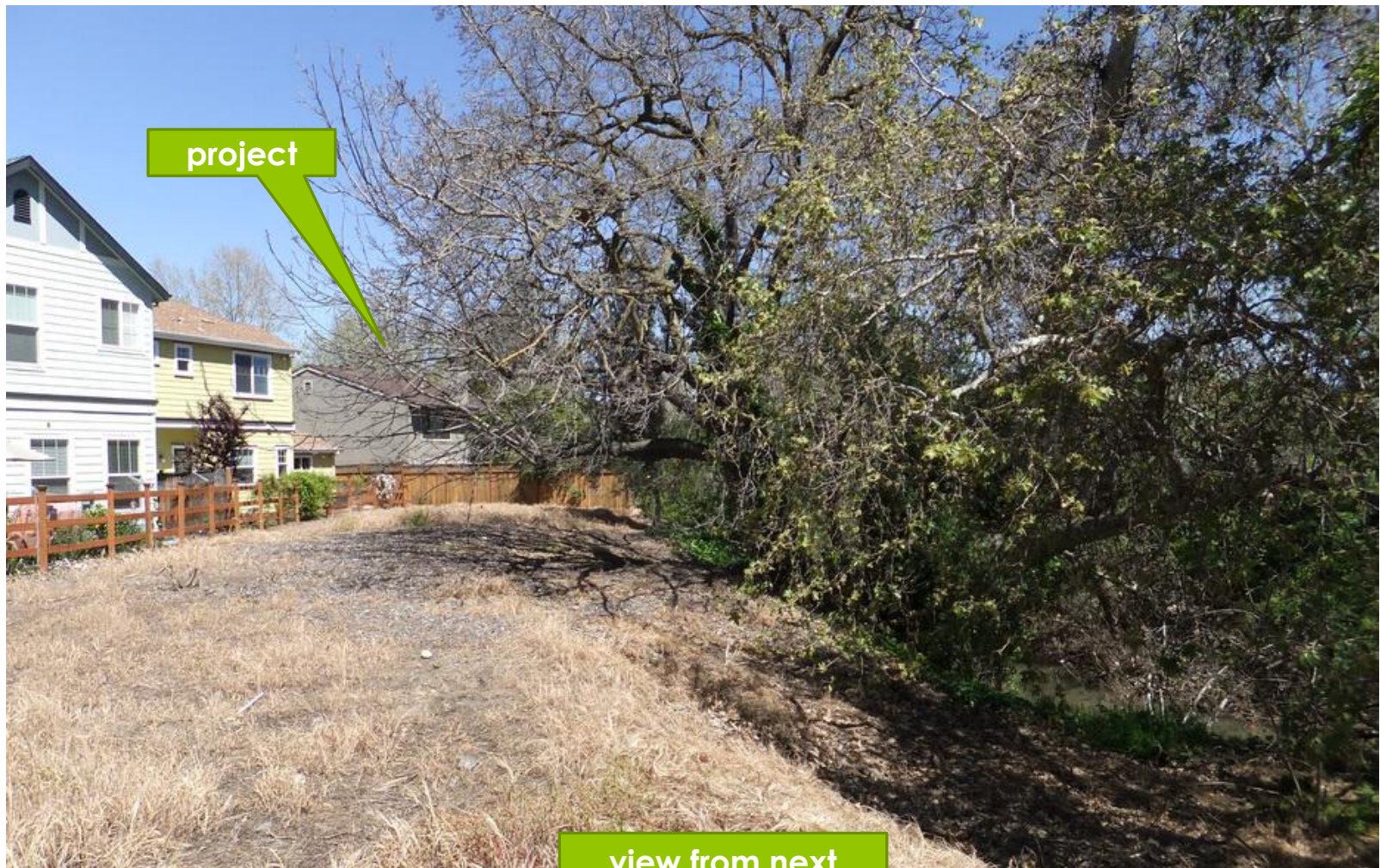
PDC04-028 Malone Rd



fence-line within
riparian drip-line!

invasive exotics
(English Ivy)

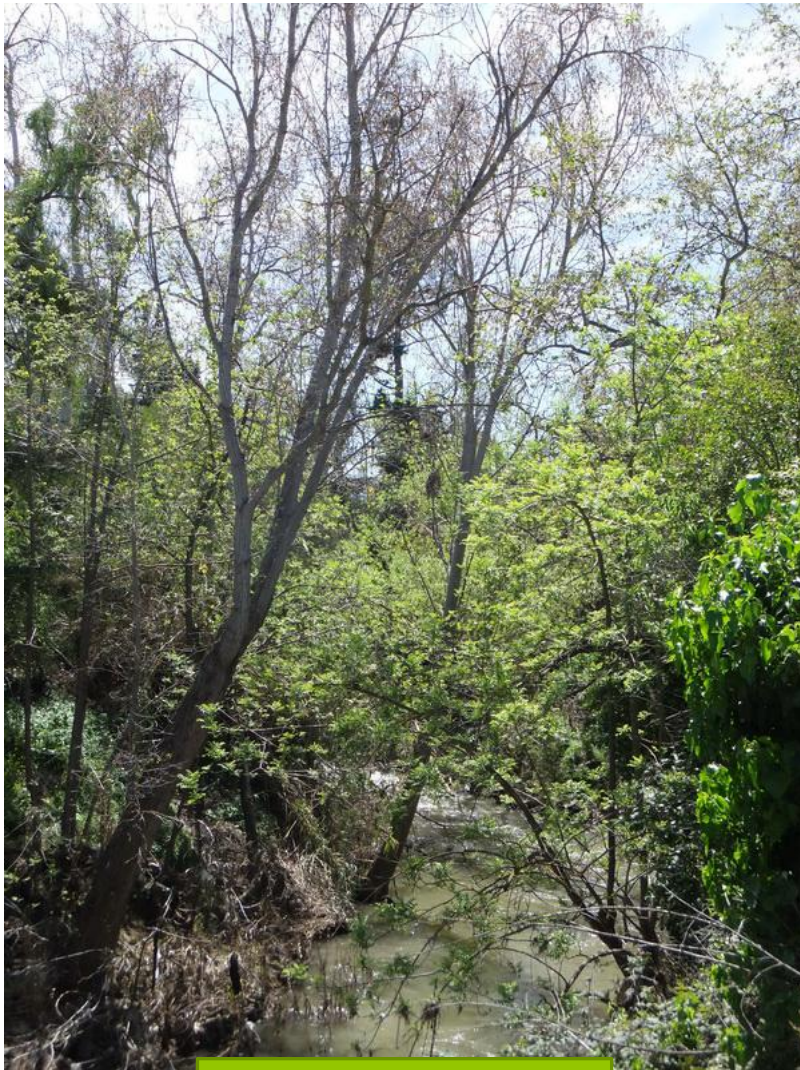
PDC04-028 Malone Rd



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 - Auzerais



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

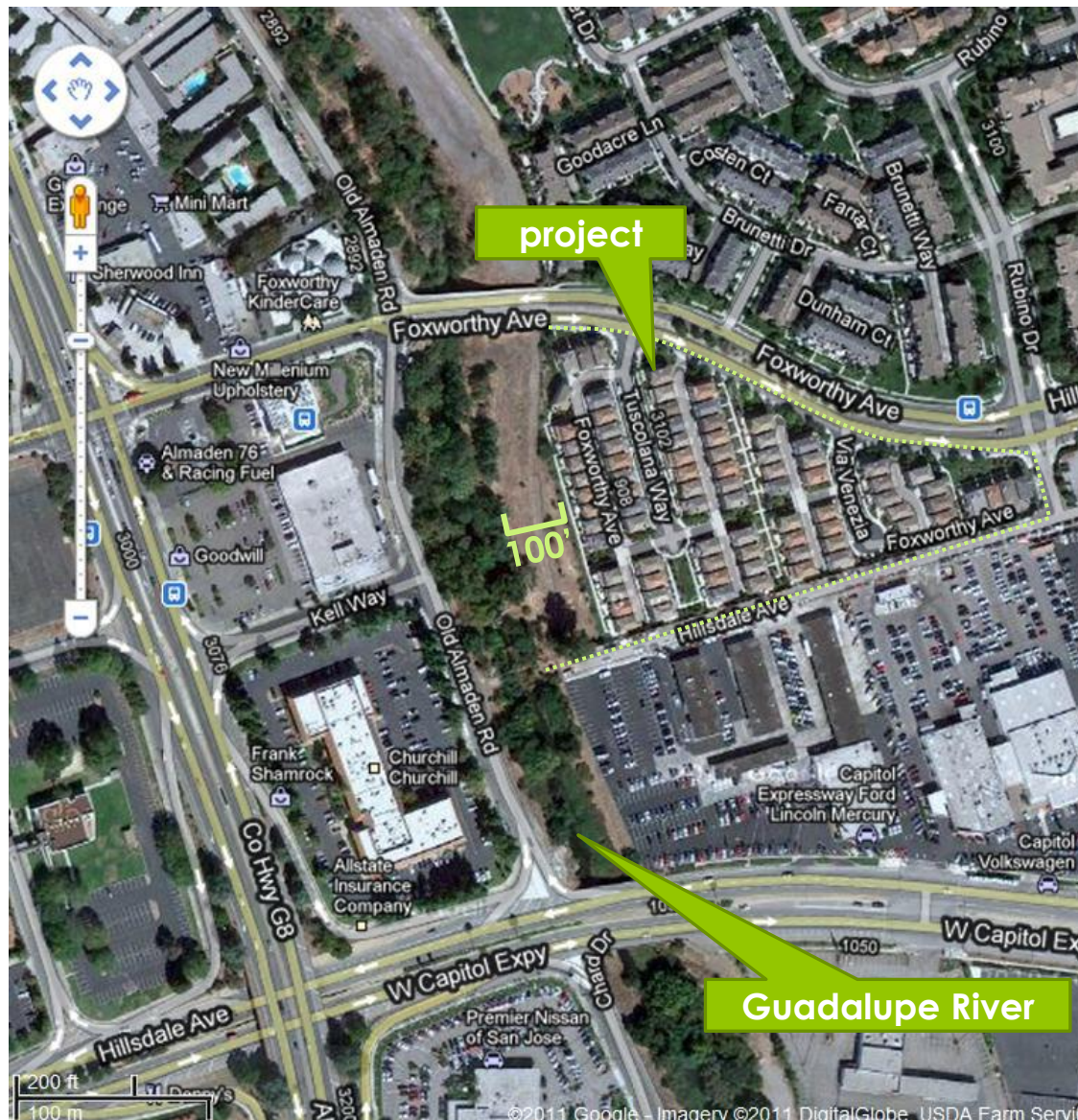


PDC04-112 - Falcon Place

- 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

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	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