

Santa Clara Basin Watershed Management Initiative
Land Use Subgroup

Riparian Corridor Setbacks: Challenges and Benefits

June 1, 2023
10:00am to 12:00pm

Welcome and Agenda

Jill Bicknell, P.E., Assistant Program Manager
Santa Clara Valley Urban Runoff Pollution Prevention Program

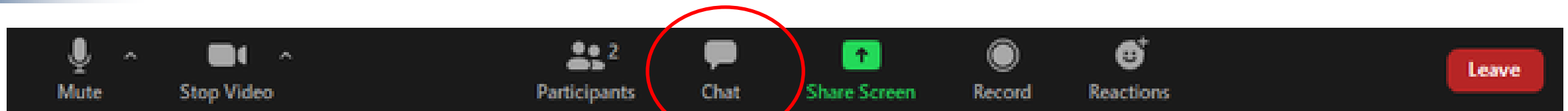
- Background/Purpose of Meeting
 - Session 1: Hearing Different Perspectives
 - Panelist Introductions, Background and Riparian Corridor Challenges and Solutions
 - Panel Discussion
 - Session 2: Panel and Audience Q&A
 - Next Steps
-

Santa Clara Basin Watershed Management Initiative (WMI)

- Formed in 1996 to provide a stakeholder forum for balanced watershed management programs, consensus-based decision making, and support of beneficial actions
 - Mission: To protect and enhance the watershed, creating a sustainable future for the community and the environment
 - Stakeholders: local, state, and federal government agencies and business, agriculture, industry, and environmental groups
 - Active subgroups:
 - Land Use Subgroup
 - Watershed Education & Outreach
 - Zero Litter Initiative
 - SCVURPPP Monitoring Ad Hoc Task Group
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Meeting Purpose and Goals

- Purpose: Learn about the many benefits and challenges of implementing riparian corridor setbacks in urban areas.
- Goal: Increase awareness of different perspectives on riparian corridor setback use and explore challenges and solutions.
- Requests:
 - Listen to the various viewpoints presented
 - Provide constructive and respectful input and feedback
 - Please use the Chat function to type your questions
 - If time allows, we can take verbal questions using the Raise Hand function to ask a question (keep audio on mute until recognized)



Session 1:

Panel Moderator and Speakers

- Moderator:
 - Brian Schmidt, North Santa Clara Resource Conservation District
 - Panelists:
 - Eric Donaldson, Balance Hydrologics
 - Shani Kleinhaus, Santa Clara Valley Audubon Society
 - Lisa Bankosh, Valley Water
 - Ann Calnan, Valley Transportation Authority
 - Rob Eastwood, City of Campbell
 - David Keyon, City of San Jose
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Eric Donaldson P.G.

Balance Hydrologics

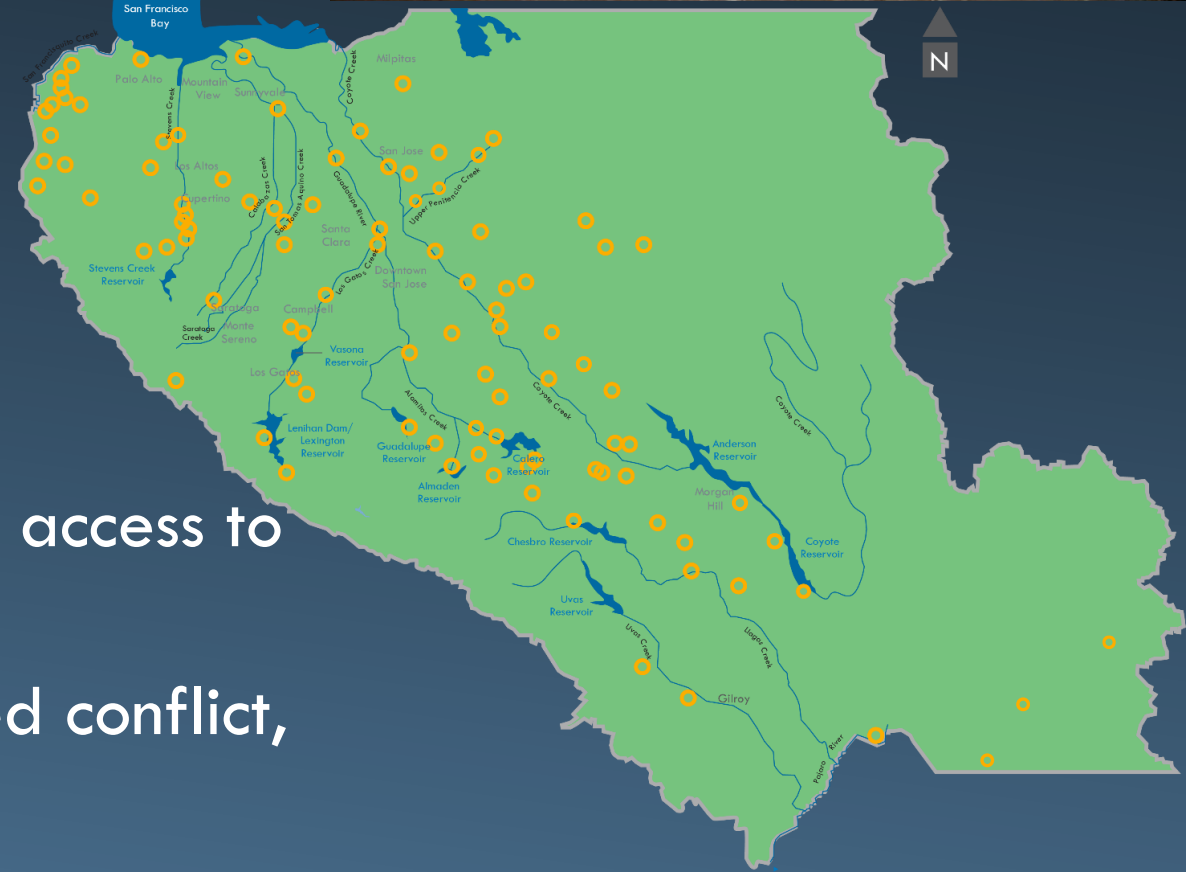


Senior Geomorphologist and Santa Clara County Lead

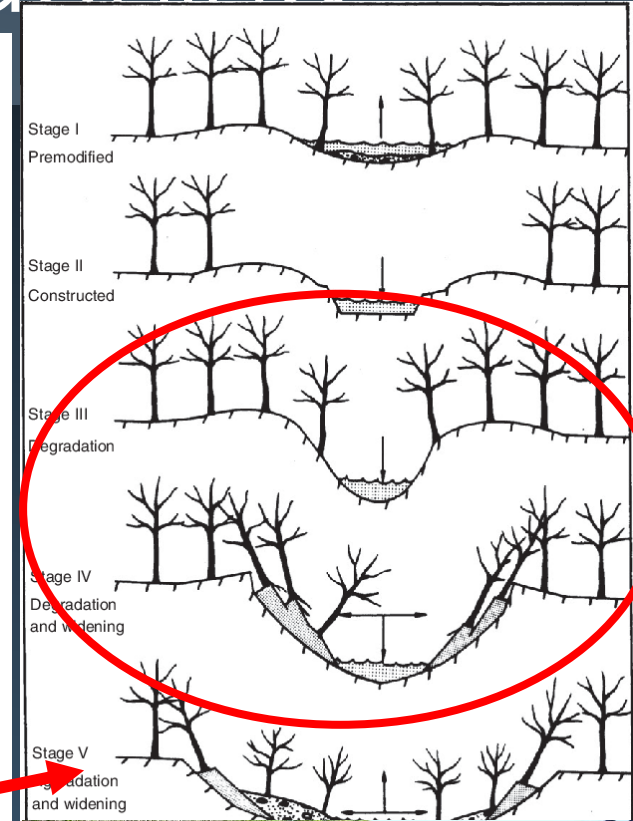
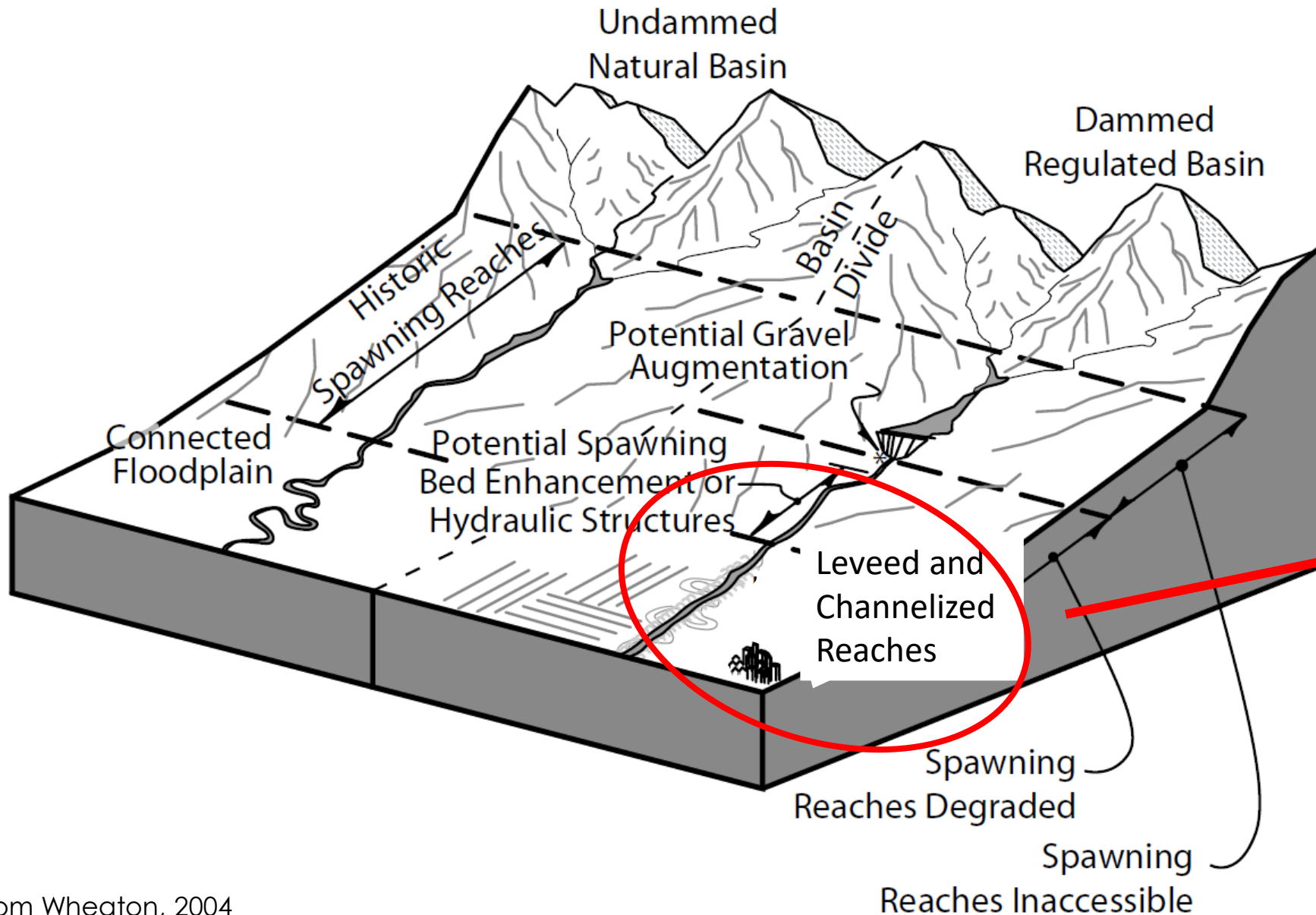
Hydro-geomorphic consulting firm helping clients solve complex water issues through hydrologic, geomorphic and engineering assessment, planning and design. Clients include the State, Counties, Municipalities, Special Districts, NGOs and private landowners.

Primer on urban streams:

- Streams transport water and sediment
- Streams are dynamic
- Streams and riparian provide habitat, and access to outdoor opportunities/natural classrooms
- Development too close to streams has caused conflict, difficult to acquire land to widen corridors

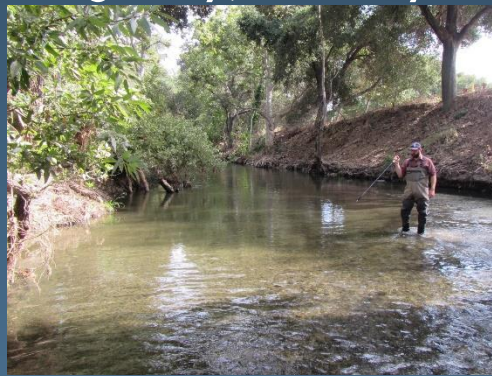


One Challenge: Incision and widening



Successes/lessons learned

- The project permitting process creates a framework for limiting harm; monitoring requirements improve the science.
- Data sharing and collaboration:
 - Valley Water Large Wood and Gravel Augmentation Project(s), County-wide LiDAR data collection and sharing.
 - Upper Silver Creek Linear Park (GCRCD, PGE, CDFW, City of San Jose, Valley Water)
 - NGOs (Like South Bay Creeks Coalition) collecting data
 - Santa Clara Valley Habitat Agency, County Parks, Open Space Authorities





Shani Kleinhaus, Ph.D.

**Environmental Advocate, Santa Clara Valley Audubon Society,
Advocate@SCVAS.org**

SCVAS Mission: promote the enjoyment, understanding, and protection of birds and other wildlife by engaging people of all ages in birding, education, and conservation.





Riparian Buffer Design

Riparian buffers should be wide enough to

- Reduce the need for future hydrological / bank fortification
- Allow space for trees and understory riparian vegetation
- Support biodiversity, aquatic species and wildlife movement
- Reduce impacts of human activity (encroachment, heat, pollution, lighting)

Challenges

- Regulation
- Ownership
- State/federal mandates do not apply in most cases
- Valley Water Collaborative guidelines
- Interpretation of existing policy (San Jose)

Successes and Lessons Learned



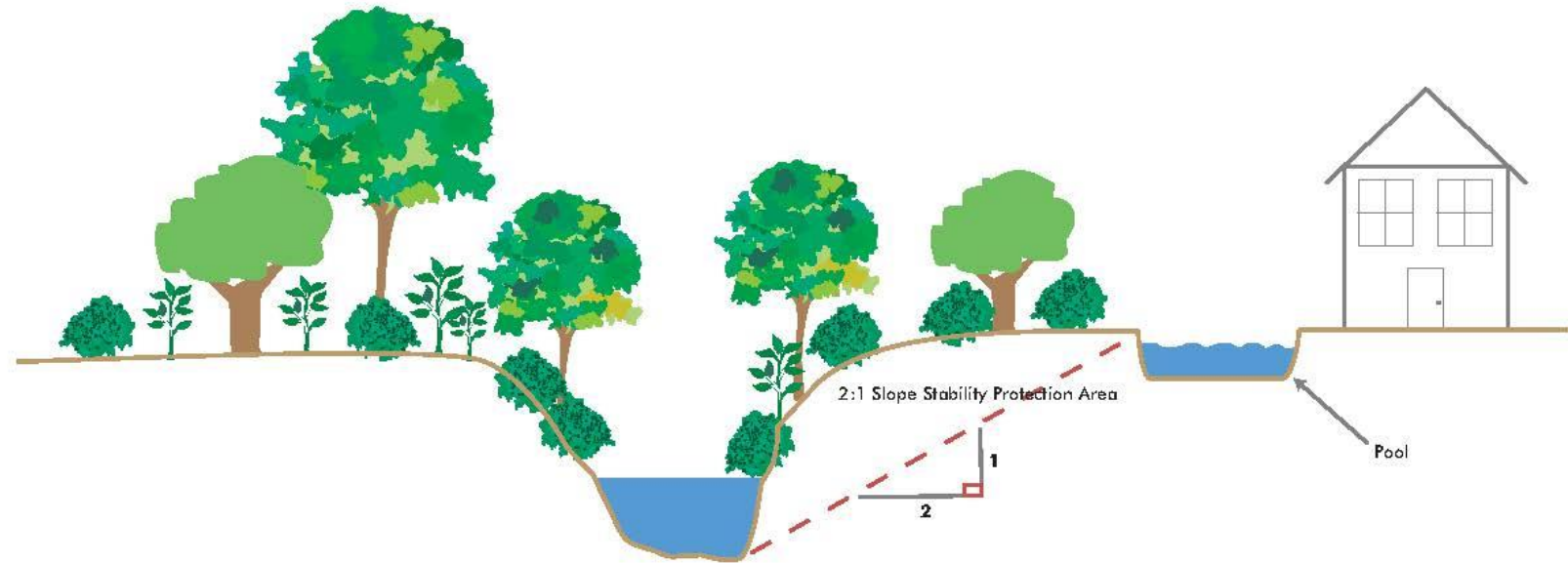
Google Caribbean, design by Bjarke Ingels Group



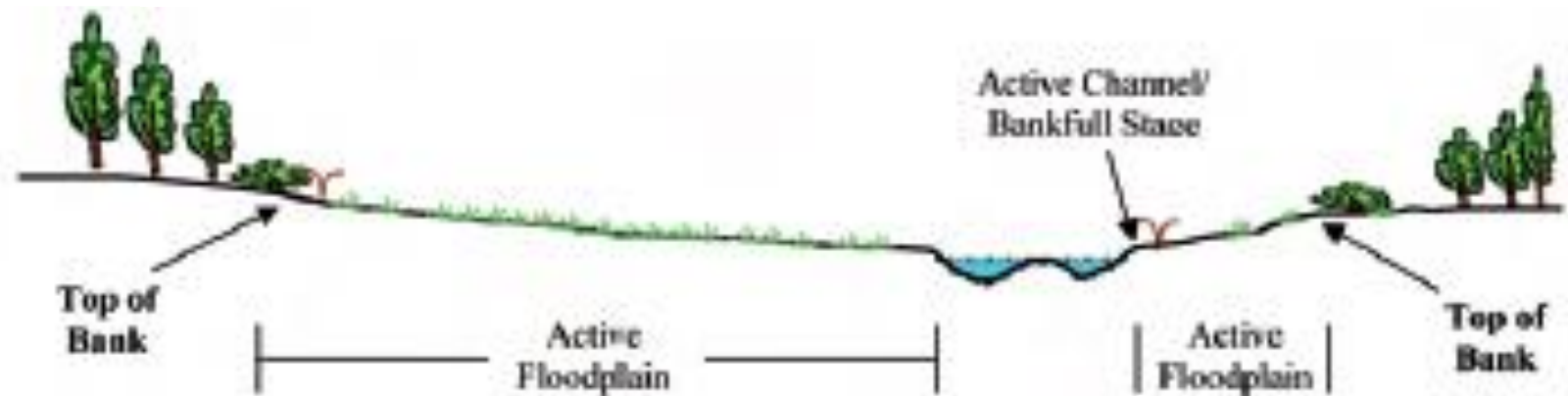
Google Caribbean landscaping map, design by OLIN Landscape Architects



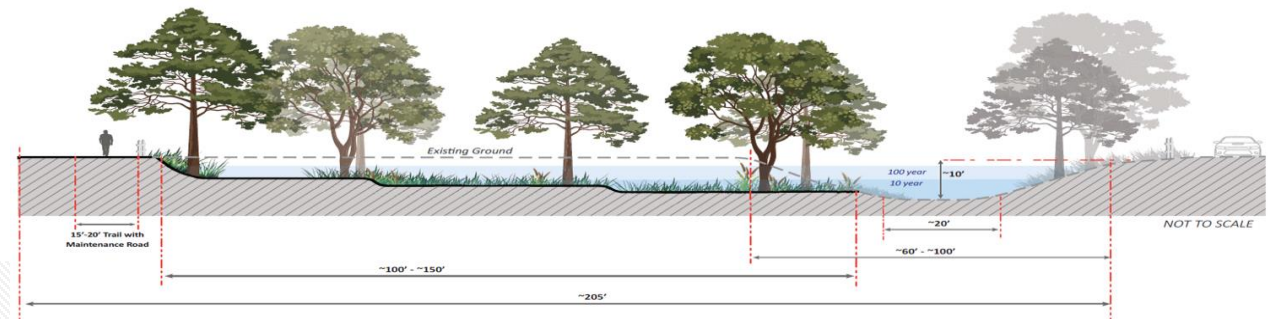
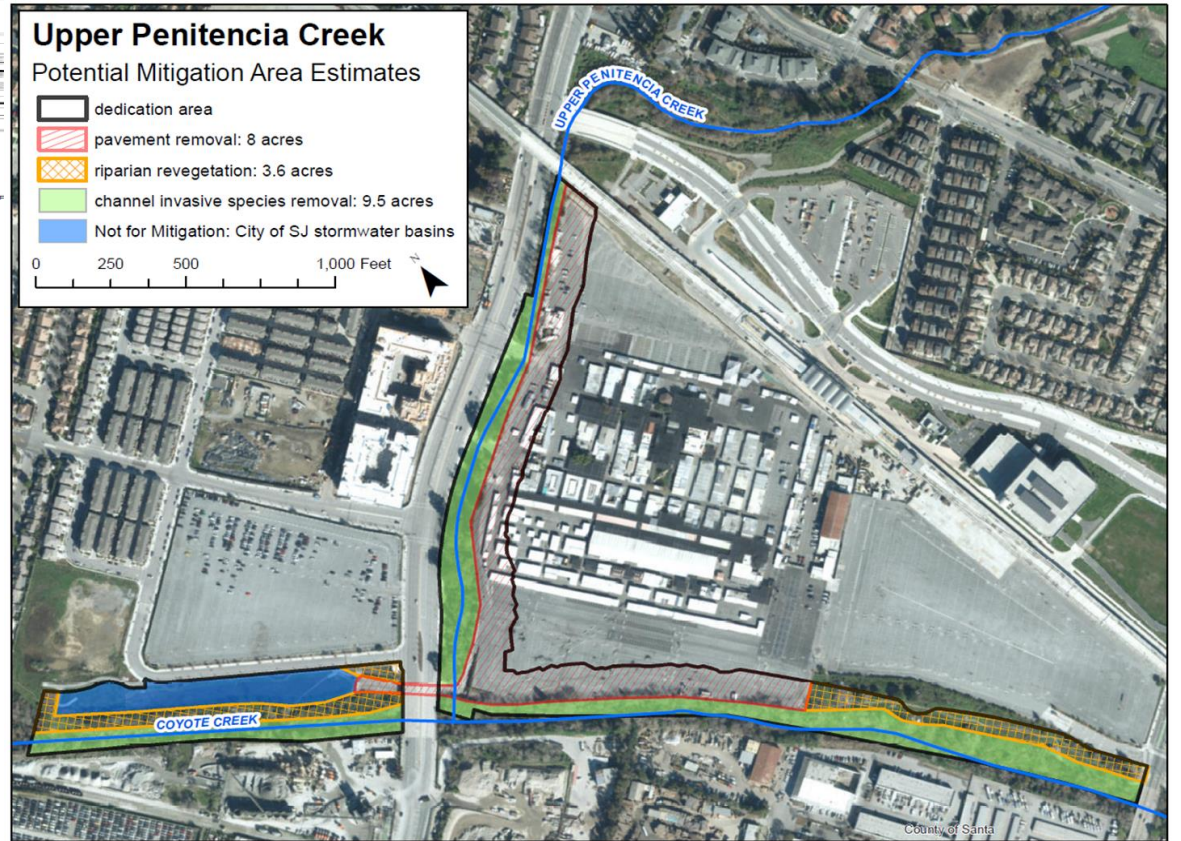
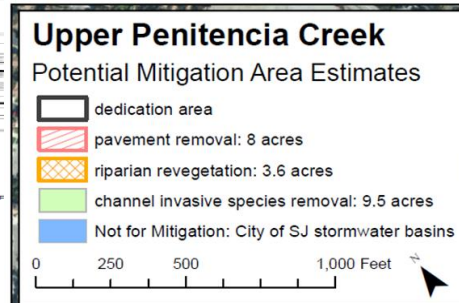
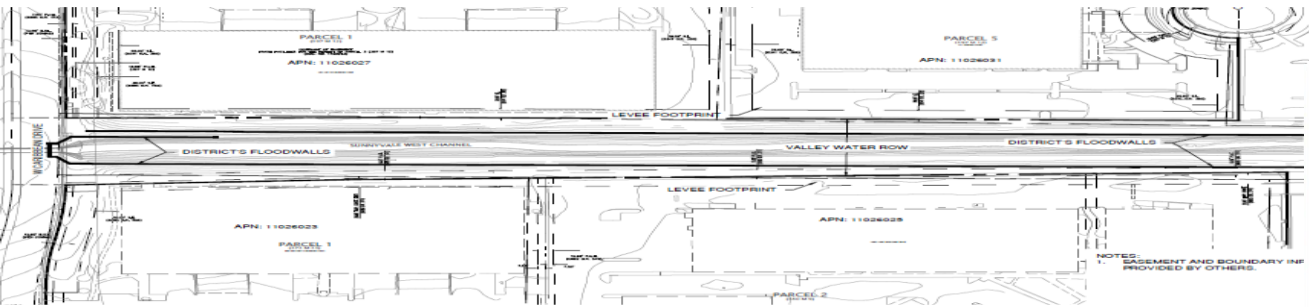
Riparian Habitat Protection and Setbacks from Top of Bank



Top of Bank Definition



Successes: Partnerships

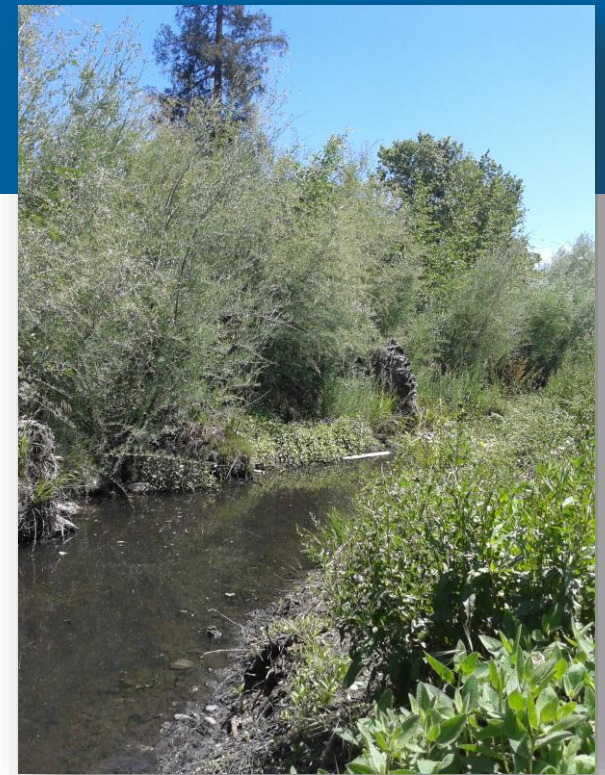


VTA BART Berryessa Station–2012 Existing Conditions

Ann Calnan, VTA Environmental Programs Manager
Santa Clara Valley Habitat Agency Co-Permittee



VTA BART Berryessa Station–Setback and Site Development





City of Campbell

Guidelines / Standards - Land use near streams

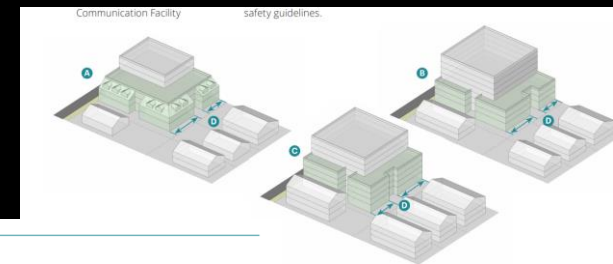
Housing Accountability Act – Objective Standards

Bird Safe Design



Campbell's Riparian Setback Policies

- Housing Accountability Act – Objective Standards
 - No personal or subjective judgment
 - Uniformly verifiable by reference to an external and uniform benchmark
 - Knowable by both the development applicant or proponent and the public official
- Campbell's Objective Standards (MFDDS) – adopted April 18, 2023
 - Riparian Setbacks
 - Bird Safe Design



7.080	Bird Safety
1.	Bird safety treatment is required:
A.	On glazed areas within 10 feet of a building corner for non-residential uses;
B.	On glazed areas within 15 vertical feet and 20 horizontal feet of any landscaped area, including green roofs and vegetated courtyards;
C.	On parallel panes of glass separated by 30 feet or less, with no intervening walls;
D.	On any transparent atrium, free-standing glass feature, or architectural glass element that projects from the building mass;
E.	On glazed areas within 60 feet of grade in a facade with more than 20 percent glazing located within 300 feet of any water body, or within 100 feet of a landscaped area or open space larger than one acre.
2.	Mirrored glass and glazing with a reflective index greater than 20 percent are prohibited on building facades.



Multi-Family Development & Design Standards

Adopted: April 18, 2023
City Council Resolution No. 12966



City of San Jose

Riparian Corridor Protection and Bird-Safe Design Policy (Council Policy 6-34)

- ▶ Adopted August 23, 2016
- ▶ Purpose: 1) To protect and restore riparian habitat and, 2) Limit new impervious surface within riparian corridor setbacks. Builds on General Plan Policies.
- ▶ Requirements:
 - ▶ 100' minimum setback for most uses, reduced setbacks for passive recreation (trails), and greater setbacks for agricultural equipment/chemical storage and active recreation (200' - 300')
 - ▶ Building and lighting materials should be designed to reduce light and glare in riparian corridor
 - ▶ Encourage restoration and rehabilitation of riparian corridors
 - ▶ Projects must comply with Stormwater Policies (Council Policies 6-29 and 8-14)

City of San Jose

Riparian Corridor Protection and Bird-Safe Design Policy (Council Policy 6-34)

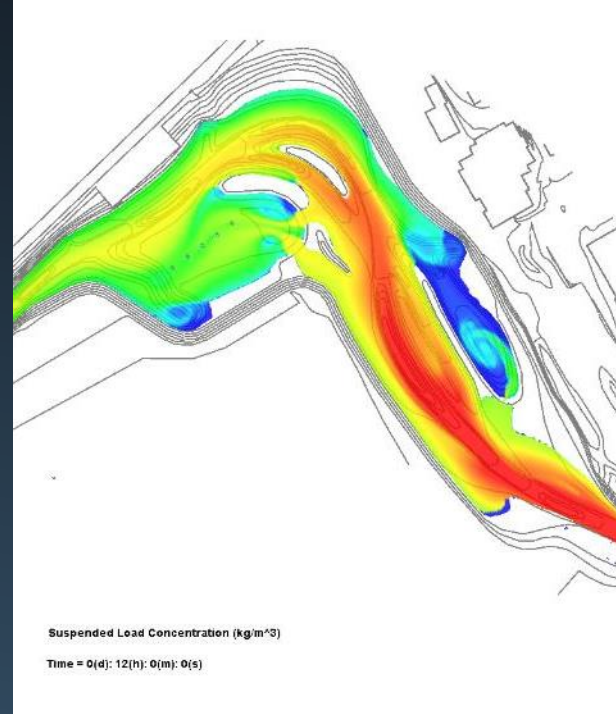
- ▶ Exceptions to setback requirement include, but not limited to:
 - ▶ Downtown development
 - ▶ Urban infill on sites equal to 1 acre or less
 - ▶ Sites w/ unique geometric characteristics (i.e. sites with exceptionally long riparian frontage and narrow width)
 - ▶ Sites with existing legal uses within the setback
- ▶ Exceptions considered during review of development application and environmental review
- ▶ Projects must also comply with Condition 11 of Santa Clara Valley Habitat Conservation Plan (HCP)
 - ▶ Similar requirements to Policy 6-34, but different minimum setback requirements
 - ▶ Evaluated with Application for Coverage under the HCP (prior to grading permit)

Extra slides, photos, etc.





Guadalupe RR Xing



Upper Penitencia Creek

