

APPENDIX C

Riparian Delineation



5 May 2008

Kristy Le
David J. Powers & Associates
1885 The Alameda, Suite 204
San Jose, CA 95126

SUBJECT: Cadence Riparian Habitat Assessment and Setback Recommendation (PN 2923-01)

Dear Ms. Le,

We have completed the riparian assessment for the proposed Cadence Development Project. The project is located on the southeast corner of the intersection of River Oaks Parkway and Seeley Avenue in San Jose, CA (Figure 1). This reach of Coyote Creek is characterized by large levees (approximately 15 ft high) along a flood control bypass channel which runs immediately west of the main channel of Coyote Creek. The bypass channel originates just upstream of the project site, near the Montague Expressway crossing. At this point Coyote Creek becomes confined within its original levees while the bypass channel splits off and is confined by the original Coyote Creek levee to the east and a newer constructed levee to the west (Photo 1). The proposed development is located west of the Coyote Creek bypass channel, beyond the outboard side of the west levee (Figure 2). The project site is currently developed and includes hardscape up to the toe of the levee. The proposed project would reduce the amount of hardscape immediately adjacent to the levee and replace it with a 2.8-acre public park, including open space and playing fields (Appendix A).

Assessment of Existing Riparian Habitat

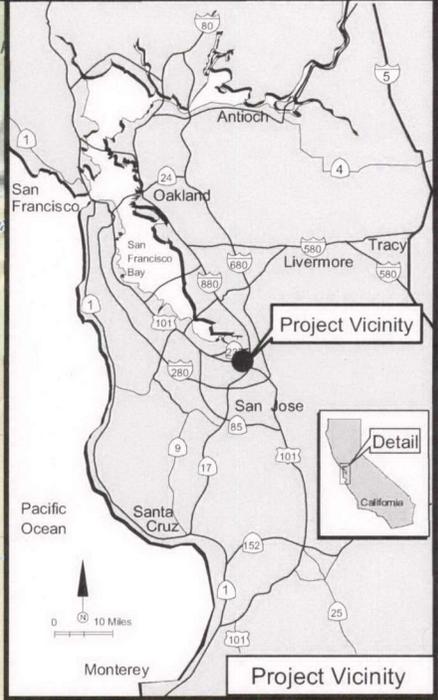
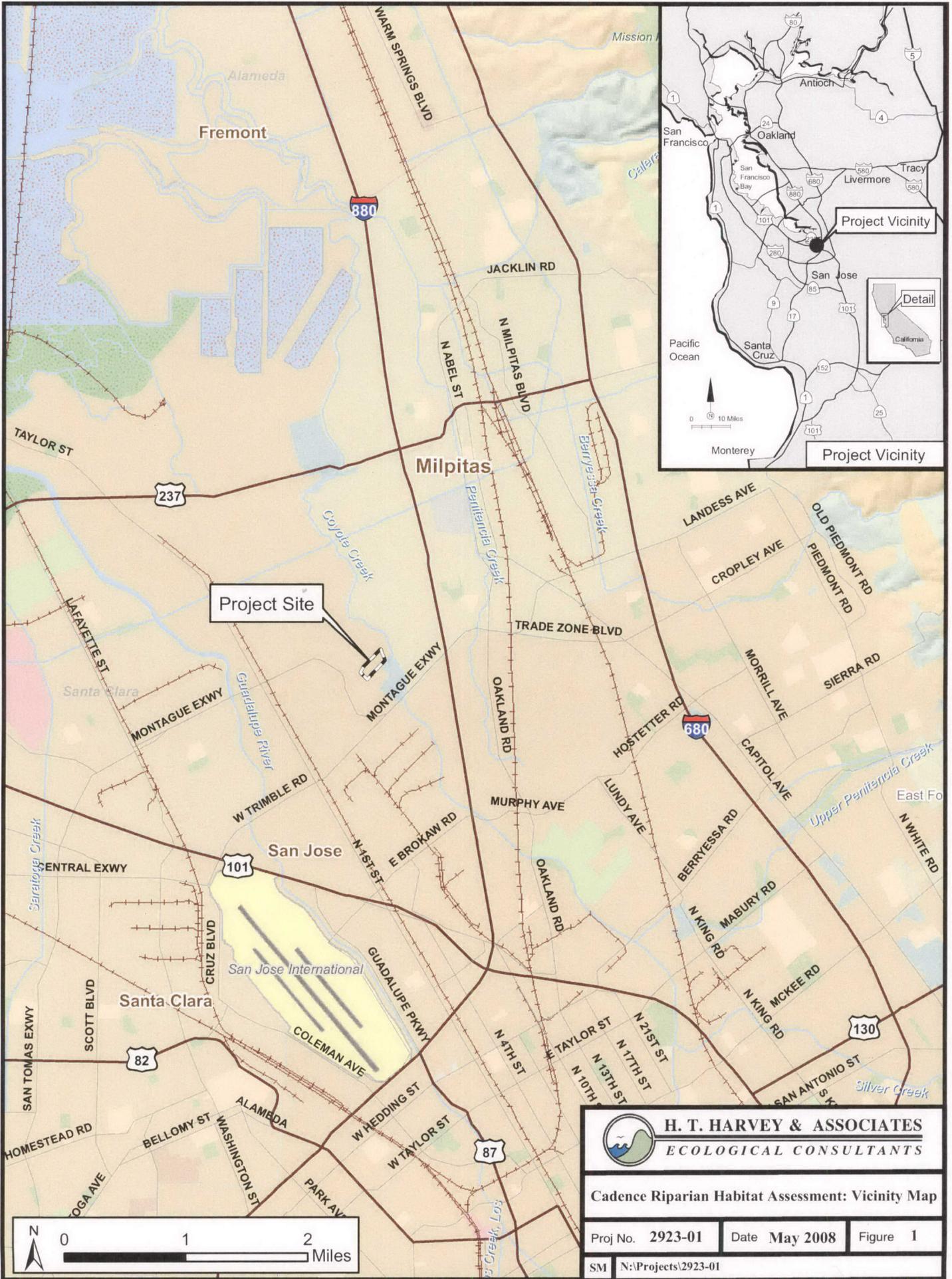
This reach of Coyote Creek supports high quality riparian habitat. The riparian vegetation within this section is dominated by mature native riparian species, including Fremont cottonwood (*Populus fremontii*), red willow (*Salix laevigata*), arroyo willow (*Salix lasiolepis*), blue elderberry, (*Sambucus mexicanus*), and California buckeye (*Aesculus californica*). The mature riparian vegetation is limited to the banks of Coyote Creek and a small portion of the east levee along the flood control channel (the east levee of the flood control channel is the west bank of Coyote Creek) (Figure 2). Riparian vegetation does not occur within the bottom or on the west levee slope of the flood control bypass channel. The bypass channel is dominated by non-native grasses and forbs with a few scattered coyote brush (*Baccharis pilularis*) along the lower half of the east levee. In addition, just downstream of the project vicinity there is an area of cattails (*Typha angustifolia* and *T. latifolia*) in the bottom of the flood control channel (Photo 2).

Identification of Riparian Corridor

The City of San Jose's Riparian Corridor Policy defines the riparian corridor as:

Any defined stream channels including the area up to the bank full-flow line, as well as all riparian (streamside) vegetation in contiguous adjacent uplands. Characteristic woody





Project Site

Project Vicinity

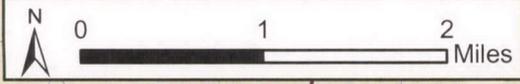


H. T. HARVEY & ASSOCIATES
 ECOLOGICAL CONSULTANTS

Cadence Riparian Habitat Assessment: Vicinity Map

Proj No. 2923-01 Date May 2008 Figure 1

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LEGEND

- Edge of Riparian
- 210ft Riparian Setback
- Project Boundary



Aerial Source: USGS National Map Viewer,
Feb 2004 Color Orthomimagery

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Cadence Riparian Habitat Assessment:
Riparian Setback

Proj No. 2923-01	Date May 2008	Figure 2
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riparian vegetation include (but are not limited to): willow, *Salix* sp.; alder *Alnus* sp; box elder, *Acer negundo*; Fremont cottonwood, *Populus fremontii*; bigleaf maple, *Acer macrophyllum*; western sycamore, *Platanus racemosa*; and oaks, *Quercus* sp. Stream channels include all perennial and intermittent streams shown as solid or dashed blue line on USGS topographic maps, and ephemeral streams or “arroyos” with well-defined channels and some evidence of scour or deposition (City of San Jose 1999, pg 3).

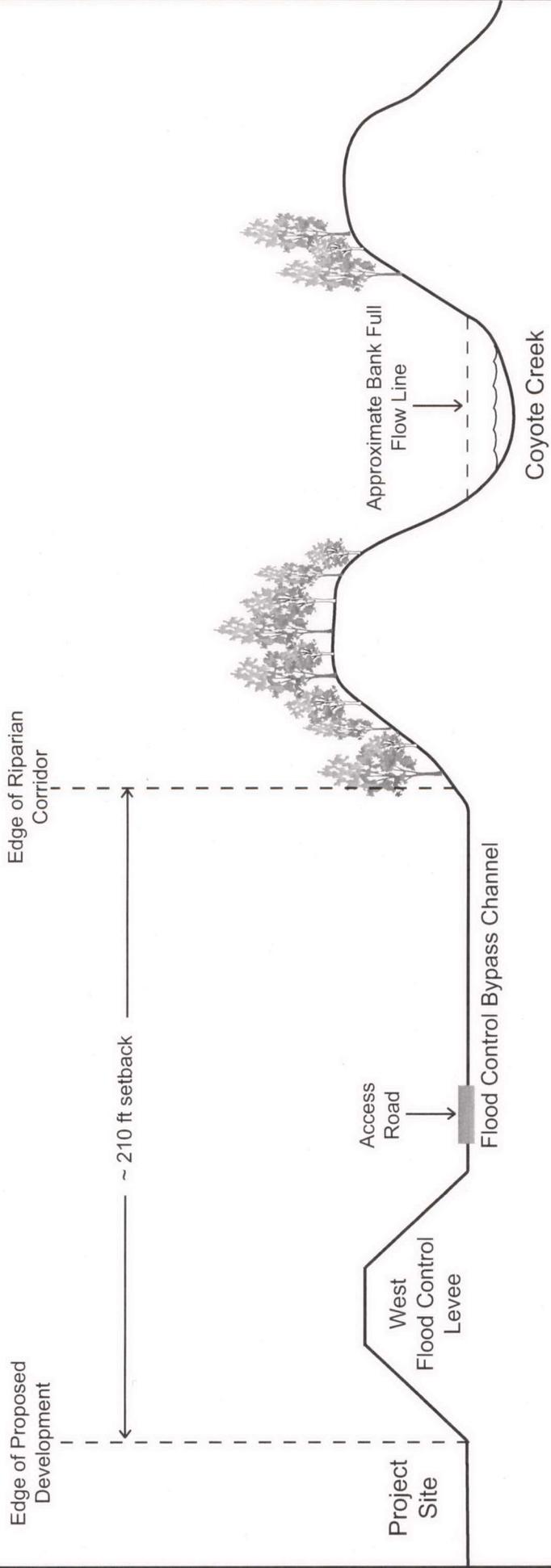
H. T. Harvey and Associates has determined the edge of riparian habitat to be the edge of existing riparian vegetation, which is located along the top of the east flood control levee (Figure 2, Photo 2). This determination was made based on our opinion that the ecological functions of the Coyote Creek riparian habitat are limited to this area. Beyond this line there is the flood control channel, a maintained dirt access road, as well as the maintained west levee slope (Figure 3). There is no woody vegetation along the bottom of the flood control channel or on the levee slope, which is mowed annually by the Santa Clara Valley Water District.

The City of San Jose’s Riparian Corridor Policy states that riparian setbacks should be measured from the outside edge of riparian habitat or the top of bank, whichever is greater. The City of San Jose defines the top-of bank as the bank-full flow line, which is the point at which overflow onto the floodplain begins. Given this definition the bank-full flow line is located on the inboard side of the original levees along the main channel of Coyote Creek (see Figure 3). Therefore, according to the City’s Riparian Corridor Policy, since the riparian vegetation provides a wider corridor than the bank-full flow line, the mapped outer edge of riparian vegetation should be used to in determining the limit of the riparian setback.

We also consulted the Santa Clara Valley Water Resources Protection Collaborative’s Guidelines and Standards for Land Use Near Streams (SCVWRPC 2006). This document includes the following definition of the top of bank:

Top of bank designates a stream boundary where a majority of normal discharges and channel forming activities takes place. The top of bank boundary will contain the active channel, active floodplain, and their associated banks. Top of bank of streams with levees will be delineated on the inner edge of the levee. Where there are no distinguishable features to locate top of bank, the local permitting agency or Santa Clara Valley Water District will make a determination and document as appropriate. In absence of this determination, the 100-year water surface will be used.

In addition, the Guidelines and Standards for Land Use Near Streams include a graphic which clearly delineates the top of bank on a stream with levees as the hinge point on the top, inside edge of the levee. Therefore, if these guidelines are used in determining the top of bank it would be delineated as the top inboard edge of the west flood control channel levee slope (Figure 2).



Not to Scale

 H. T. HARVEY & ASSOCIATES ECOLOGICAL CONSULTANTS	
Cadence Riparian Habitat Assessment: Cross-Section of Project Vicinity	
Proj No. 2923-01	Date: May 2008
Figure 3	
ML G:\Active Projects\2923, Cadence Development\...	

Setback Recommendations

In determining a riparian setback, the City of San Jose's Riparian Corridor Policy states:

Development adjacent to riparian habitats generally should be set back 100 feet from the outside edge of the riparian habitat (or top of bank, whichever is greater) to reduce anticipated impacts to riparian biotic communities and hydrologic regimes (City of San Jose 1999, pg 31).

Using the City's Riparian Corridor Policy for determining the edge of the riparian corridor results in an approximately 210 foot setback between the proposed development and the edge of riparian vegetation. Therefore, the project provides a greater setback than that required by the City and is in full compliance with the Riparian Corridor policy.

Review of Conceptual Landscape Plan

We have the following comments on the project's Conceptual Landscape Plan:

1. The plant palette includes a few plants that are members of genera which are known to be invasive within riparian habitats. These include *Pistache*, *Robinia*, *Washintonia*, and *Vinca*. We recommend deleting these plants from the plant palette.
2. With the exception of redwood (*Sequoia sempervirens*) the current plant palette does not include native California species. We recommend substituting California native species for at least the plantings scheduled for the open space area immediately adjacent to the levee. A few suggested substitutions include coast live oak (*Quercus agrifolia*) or valley oak (*Quercus lobata*) for cork oak (*Quercus suber*), Oregon ash (*Fraxinus latifolia*) for Fan-Tex ash (*Fraxinus 'Rio Grande'*), and incense cedar (*Calocedrus decurrens*) for deodar cedar (*Cedrus deodara*). In addition to these substitutions, we could recommend many other native species that would add to the habitat value of this open space if requested.

Please let me know if we can be of any further assistance. I can be reached at 408.458.3229.

Sincerely,

Matt Quinn
Senior Restoration Ecologist

REFERENCES

City of San Jose. 1999. Riparian Corridor Policy Study.

Santa Clara Valley Water Resources Protection Collaborative. 2006. Guidelines and Standards for Land Use near Streams.



Photo 1. Divergence point of flood control bypass channel from Coyote Creek.

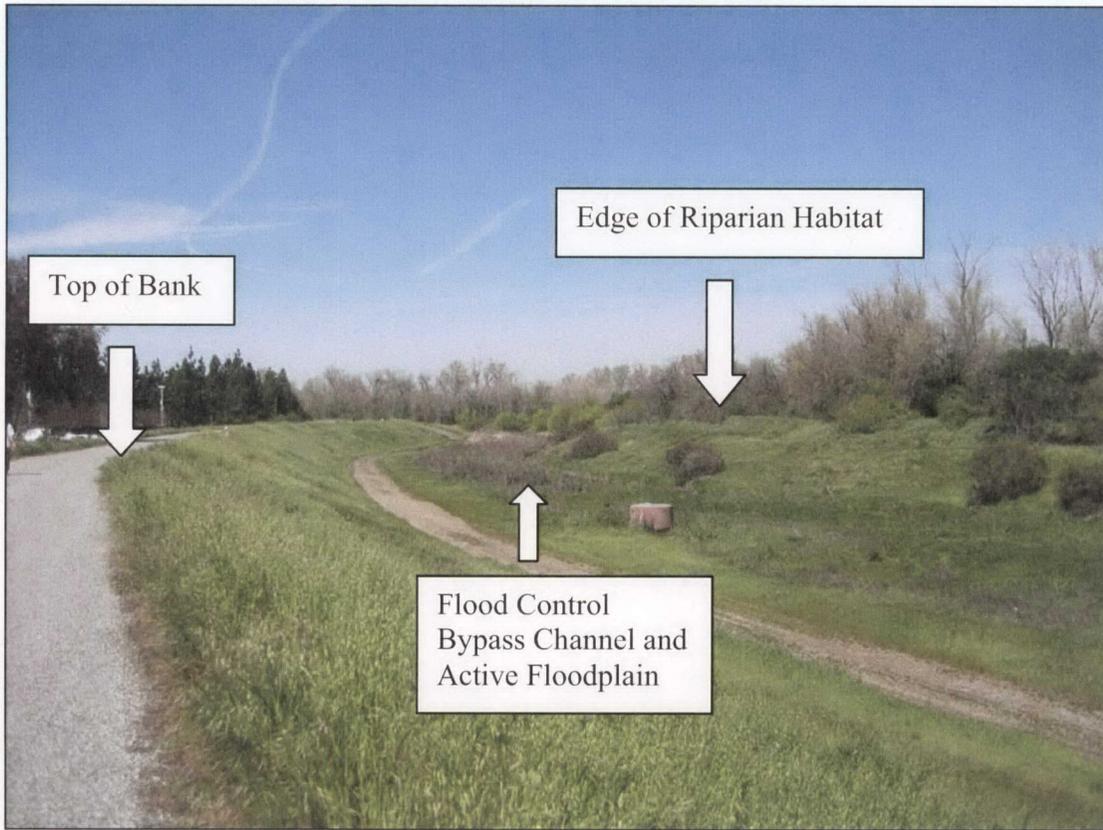
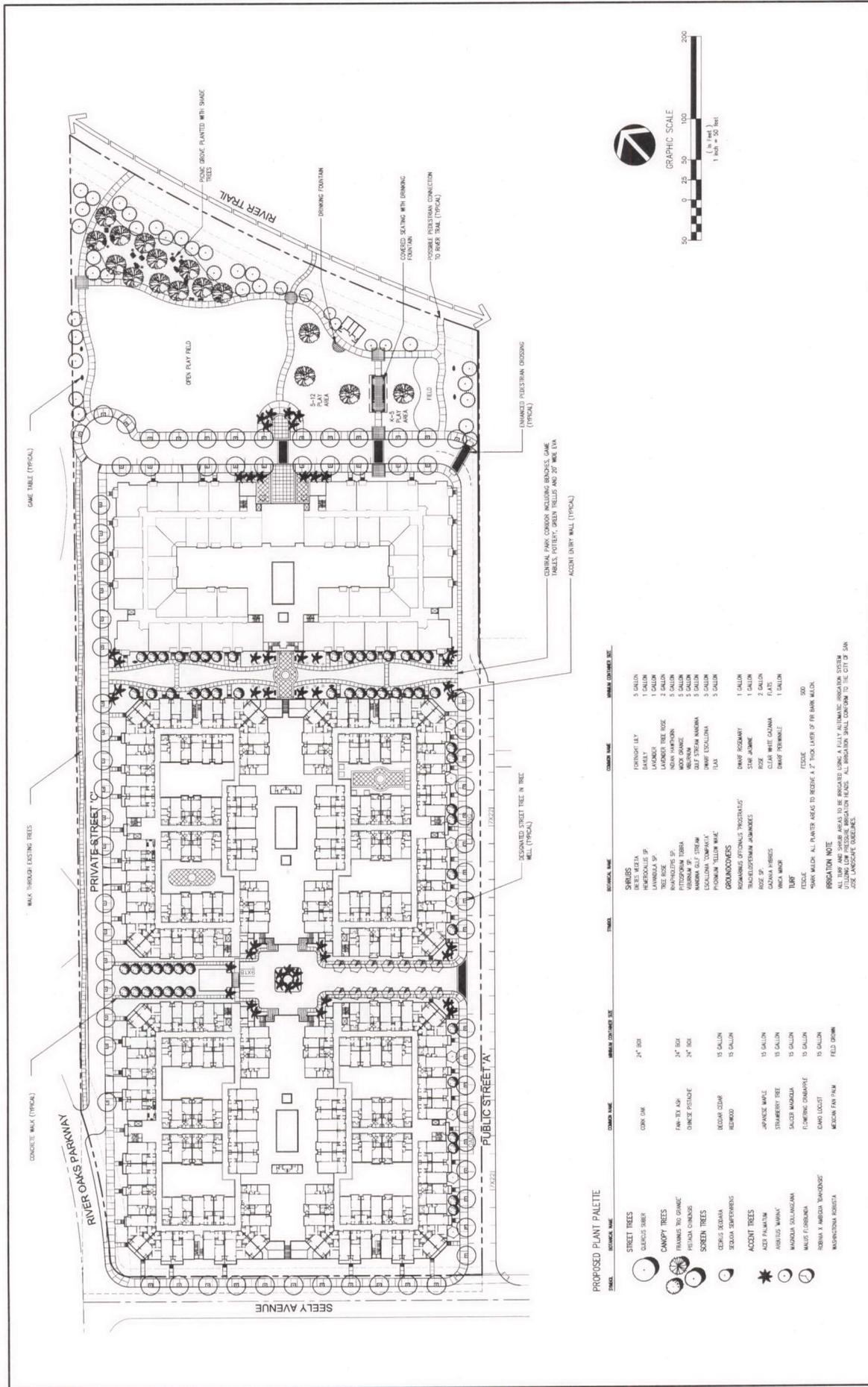


Photo 2. Inside levee slope and flood control bypass channel.

Appendix A
Conceptual Landscape Plan



PROPOSED PLANT PALETTE

SYMBOL	COMMON NAME	HEIGHT	SPACING	PLANT CODE	PLANT SPECIES
(Circle)	STREET TREES				
(Circle)	QUERCUS SIBER				QUERCUS SIBER
(Circle)	CAMPY TREES				
(Circle)	FRAXINUS ROYAL				FRAXINUS ROYAL
(Circle)	PETALUA CHINENSIS				PETALUA CHINENSIS
(Circle)	SCREEN TREES				
(Circle)	CELEBRIS DEKAWA				CELEBRIS DEKAWA
(Circle)	SELIUM SIMPSONIENSIS				SELIUM SIMPSONIENSIS
(Circle)	ACCENT TREES				
(Star)	ACER PALMUM				ACER PALMUM
(Circle)	ABUTILON MORNIA				ABUTILON MORNIA
(Circle)	STRANBERTREE				STRANBERTREE
(Circle)	SALICIA MANDALINA				SALICIA MANDALINA
(Circle)	MAUSU FLORENSIA				MAUSU FLORENSIA
(Circle)	REBENIA X AMBROIA THOMPSONI				REBENIA X AMBROIA THOMPSONI
(Circle)	WAXSTICKERIA KOBUSIA				WAXSTICKERIA KOBUSIA
(Circle)	2 1/2' BOX				
(Circle)	2 1/2' BOX				
(Circle)	2 1/2' BOX				
(Circle)	15 GALLON				
(Circle)	15 GALLON				
(Circle)	15 GALLON				
(Circle)	15 GALLON				
(Circle)	15 GALLON				
(Circle)	FIELD DRUM				

DATE: 08.21.08
 SCALE: 1"=50'
 DRAWN BY: NKA/LH
 CHECKED BY: UJ/STH
 PROJ. ENGR. JOHN
 FILE: 3554-0000.dwg

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GENERAL DEVELOPMENT PLAN - EXHIBIT C
 PDC 06-067
 Conceptual Landscape Plan

Sheet L-1
 OF
 JOB NUMBER 3554.00

NO.	REVISIONS	DATE