

Brookside Estates (PDC10-005)

Issues for Council Consideration

- **Appeal of Mitigated Negative Declaration**
- **Standards for Proposed Zoning:**
 - **Riparian Setback**
 - **Grading / Existing Trees**
 - **Streets**

Appeal of Mitigated Negative Declaration - Options

- **Uphold Mitigated Negative Declaration (MND)**
- **Conduct more analysis and recirculate MND**
- **Require an Environmental Impact Report**

Why Riparian Setbacks?

- **Flood and Erosion Control**
- **Habitat Protection and Restoration**
- **Aesthetics**



Riparian Corridor Policy

- **Protect riparian habitat**
- **Minimize impacts to riparian resources**
- **Evaluate development proposals adjacent to creeks**
- **Apply setbacks that fit the specific conditions**

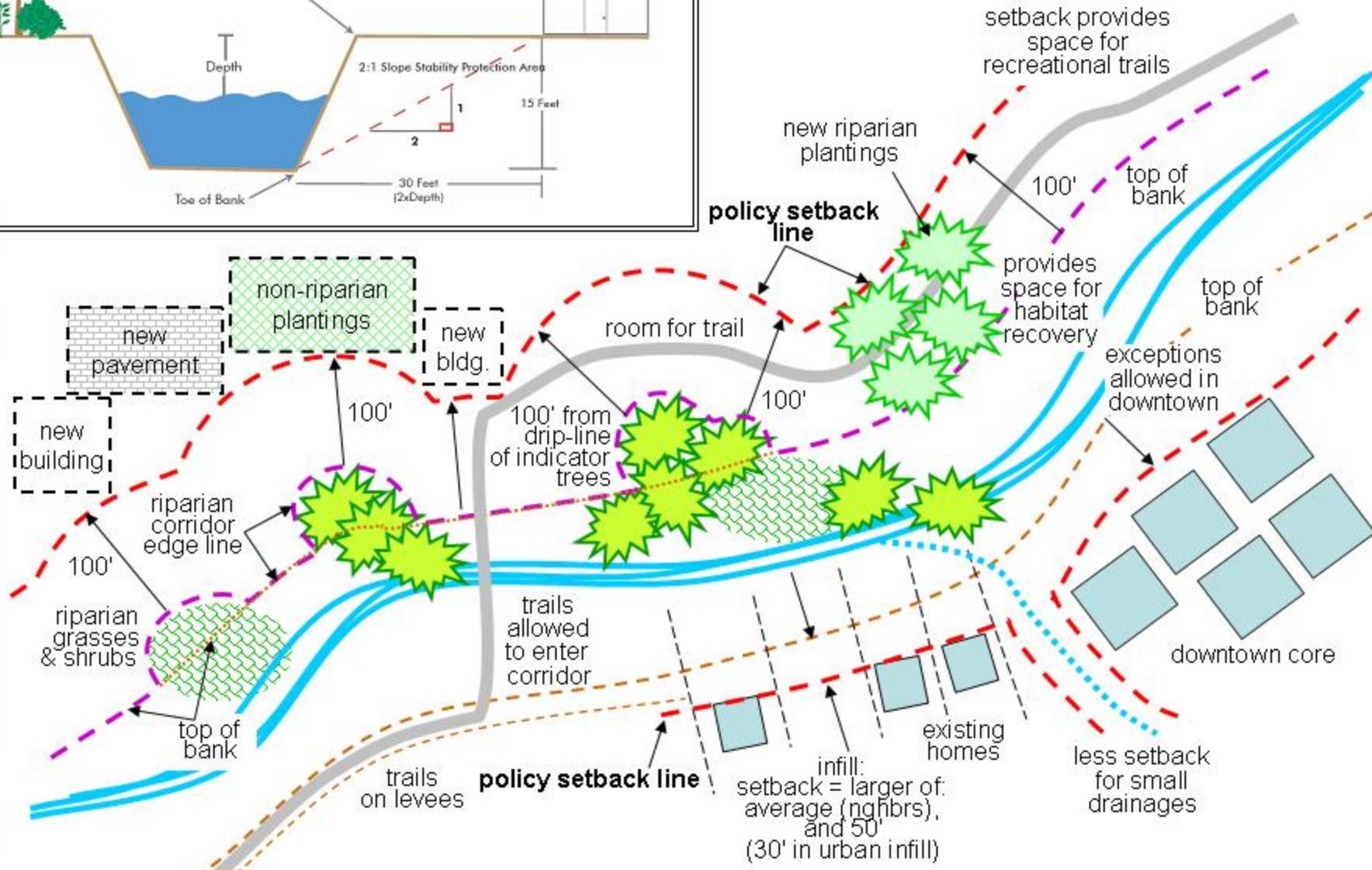
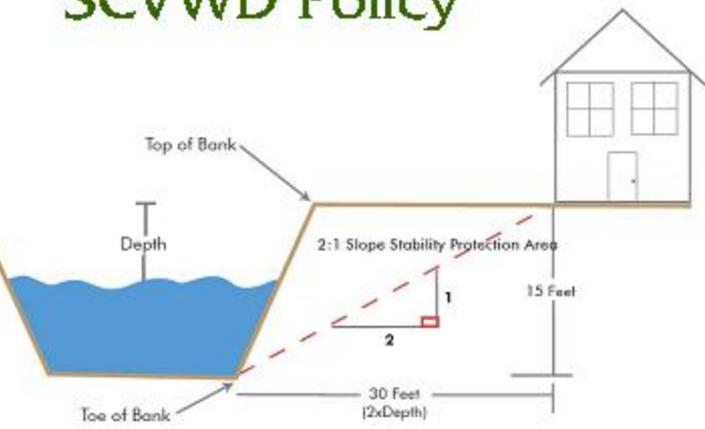


Riparian Corridor Policy

Setbacks: All buildings/structures, paved surfaces, outdoor activity areas, and ornamental landscaping should be setback 100 feet.

Exceptions: May be considered in limited circumstances as long as basic riparian objectives are achieved.

SCVWD Policy



San Jose's Riparian Corridor Policy Setback (1999)

Setback Options



The Brookside project is at the rural edge of San Jose.

Staff Recommendation

- **Establish 100-foot riparian setback for majority of property**
- **Modify grading to preserve oak trees**
- **Ensure net density of 8 units/acre**
- **Install public streets**

Council Discussion

