

RIVIERA TERRACE APARTMENTS



WHY AM I HERE/ PURPOSE OF THIS PRESENTATION?

(why do we have to listen to another boring biology talk?)

RIPARIAN HABITAT

Address Outstanding Questions and Concerns Regarding the Riparian Corridor

- Existing Conditions
- Project Impacts
- Originally-Proposed Measures
- Additional Enhancements
- Potential Inconsistencies (Initial Study and *Guidelines*)



USER MANUAL



GUIDELINES & STANDARDS FOR LAND USE NEAR STREAMS

A Manual of Tools, Standards and Procedures
to Protect Streams and Streamside Resources
in Santa Clara County

Prepared by the Santa Clara Valley
Water Resources Protection Collaborative

August, 2005
Revised July 2006

This aerial photograph shows a large residential development site outlined in red. The site contains several long, rectangular buildings, a central green area with trees, and a swimming pool. Surrounding areas show existing houses and trees. A north arrow is in the bottom right corner.

EXISTING CONDITIONS ON SITE RIPARIAN HABITAT



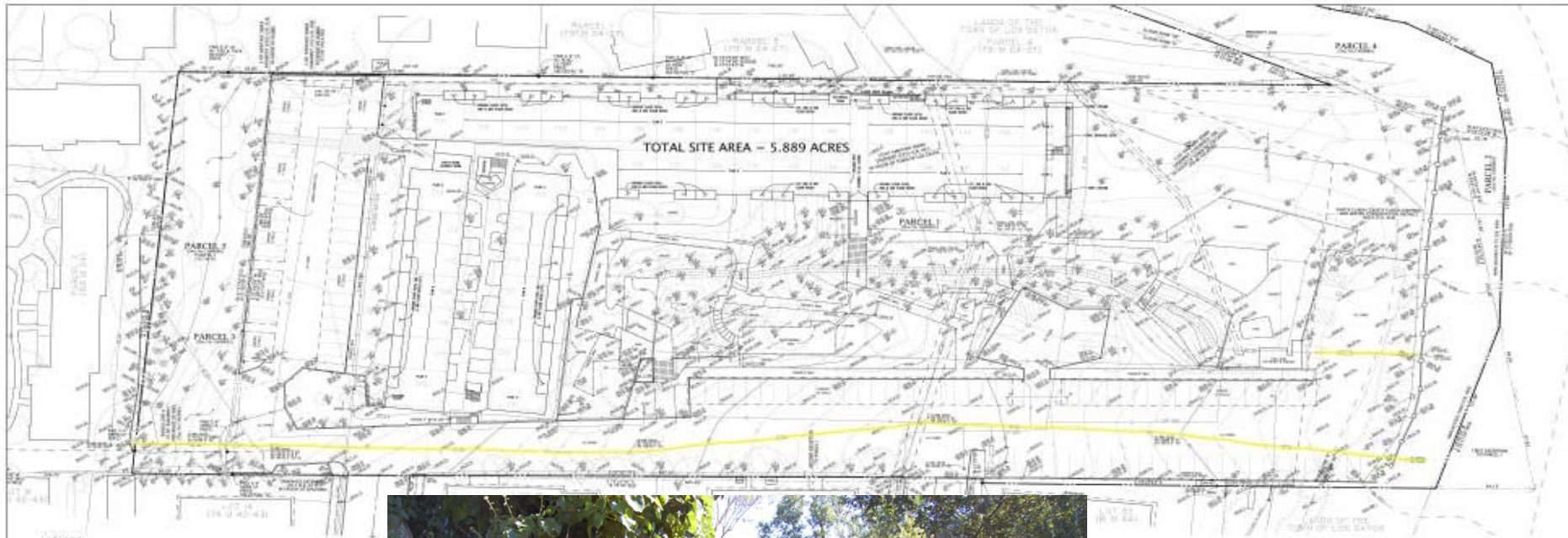
EXISTING CONDITIONS ON SITE RIPARIAN HABITAT



EXISTING CONDITIONS *ON SITE RIPARIAN HABITAT*



EXISTING CONDITIONS ON SITE DRAINAGE



NOTES

- [illegible]

NOTES (CON)

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7. Note the effect of an open pipeline and the summer, recorded by Bill Sandy Creek Coal Corporation, which it cannot be determined.
8. Note the effect of an open pipeline, recorded by Bill Sandy Creek Coal Corporation, which it cannot be determined.
9. Note the effect of an open pipeline, recorded by Bill Sandy Creek Coal Corporation, which it cannot be determined.



TEL NUMBERS

LEGEND

	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
GENERAL	1	PROJECT LINE	1	WALL WITH DOOR, WINDOW AND ELEVATION
	2	ALIGNED PROPERTY LINE	2	SPLIT ELEVATION
	3	CONFINEMENT	3	CURTAIN
	4	FOUNDATION	4	INDEX CURTAIN
	5	BLINDING LINE	5	CHIM
	6	WINDSHIELD GLASS	6	CHIM WITH GUTTER
	7	STONE MASONRY	7	CONCRETE
	8	ALIGNED DIMENSION	8	FORME
	9	FIELD DIMENSION AS NOTED	9	PERMANENT WALL
	10	FIELD DIM FROM FACE OF WALL	10	WALL OF PARTITION
ON PLAN	11	ELECTRICAL	11	SHIELD SIGN
	12	FIRE HYDRANT	12	ROCKS AND BRUSH
	13	STORM DRAIN MANHOLE	13	SAFETY FENCE
	14	MANHOLE	14	STEEL FENCE
	15	CLUBS OFF	15	WATER
	16	SAC WATER	16	SEA
	17	STREET POST	17	UNDERGROUND ELECTRIC
	18	RAIL	18	OVERHEAD
	19	GATCH EXIST / ROAD PAVT	19	CANYON
	20	WATER WHEEL	20	RECORD INFORMATION
IMPROVEMENT PLAN	21	NEW IMPROVEMENT CONNECTION	21	FLOWLINE OF STREAM BED
	22	EXIST. FLOW LINE	22	REFERENCE NUMBER
	23	POST	23	
	24	POST	24	
	25	POST	25	
	26	POST	26	
	27	POST	27	
	28	POST	28	
	29	POST	29	
	30	POST	30	



RIVIERA
LOS GATOS, CALIFORNIA

THE SOBRATO ORGANIZATION
CUPERTINO, CALIFORNIA

SCHEIDT AB SAUTER

[illegible]

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PAGE 1 OF 15

EXISTING CONDITIONS *ON SITE DRAINAGE*



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**EXISTING CONDITIONS
OFF SITE RIPARIAN HABITAT**



EXISTING CONDITIONS *OFF SITE RIPARIAN HABITAT*

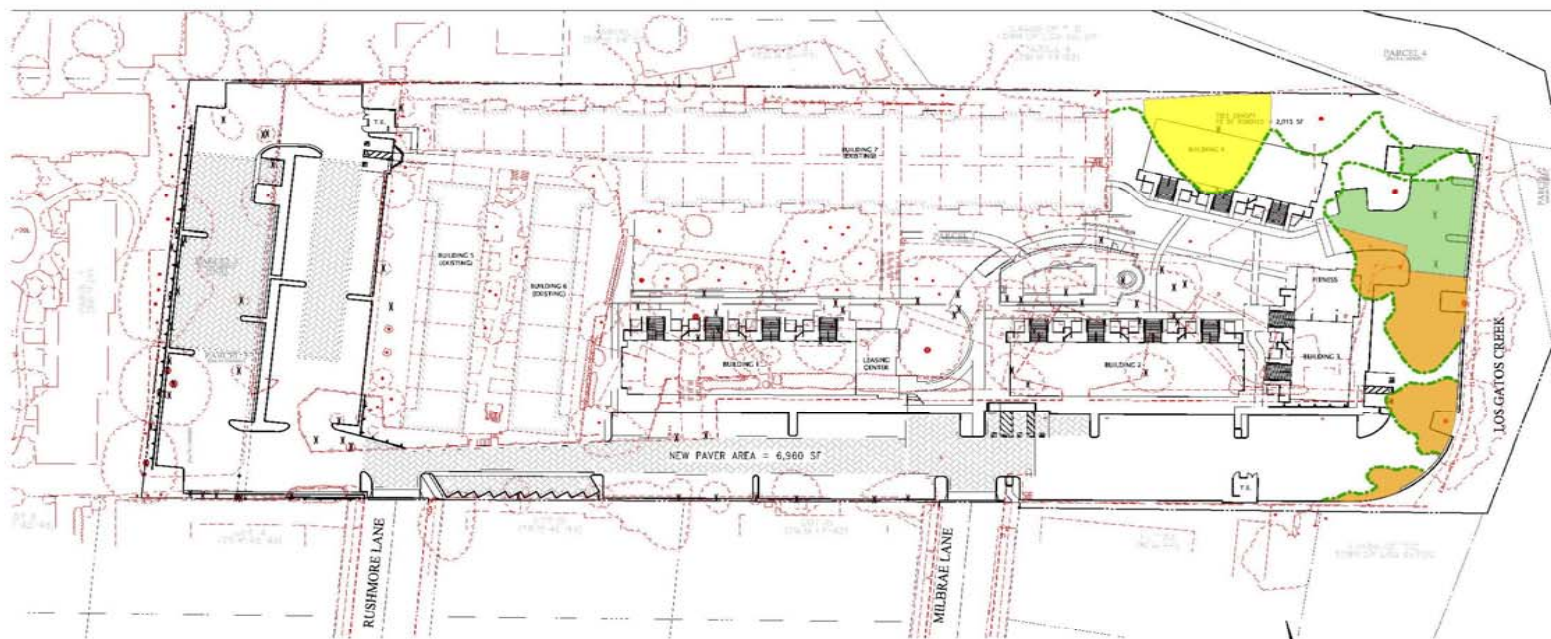


EXISTING CONDITIONS SUMMARY

- On site riparian habitat—limited to “canopy” habitat
- Off site riparian habitat—invasives, lack of canopy
- Untreated runoff
- Direct lighting
- No visual/light screening
- Limited wildlife access



ON SITE RIPARIAN CHARACTERIZATION



Legend

- Edge of Riparian Canopy
- Tree Canopy to be Removed
- Tree Canopy over Existing Asphalt/Concrete
- Tree Canopy over Proposed Expanded Parking Area



RIVIERA TERRACE APARTMENTS
LOS GATOS, CALIFORNIA

THE SOBRATO ORGANIZATION
CUPERTINO, CALIFORNIA

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
1710 First Richmond, Redwood City, CA 94063
Santa Clara, California 95054

DRAWING TITLE:

SITE PLAN EXHIBIT

SCALE: AS SHOWN

DATE: 02/10
BY: 02/11
REVISION:
DRAWN BY:

1

1 OF 1



RIPARIAN IMPACTS

- Sycamore removal—2,015 square feet
- Removal of three non-native trees in the sub-canopy
- Extension of existing parking area

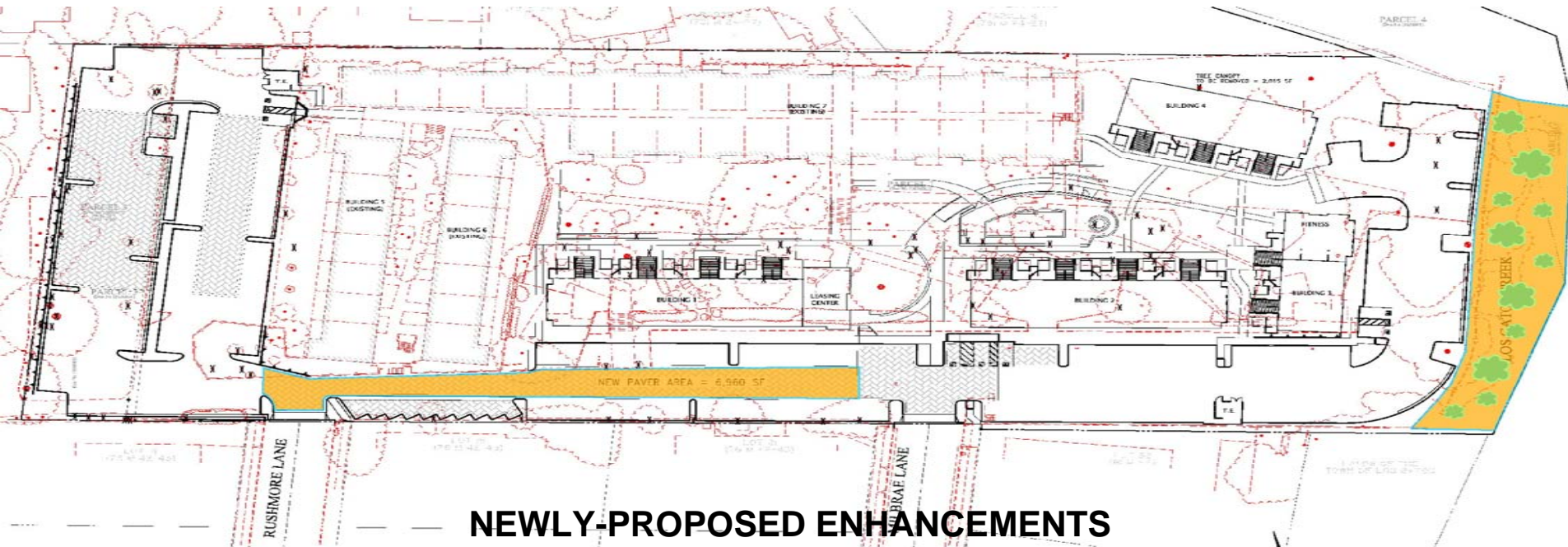




ORIGINALLY- PROPOSED MEASURES

(part of project design or compensation measures)

- Invasive plant removal (within off site riparian habitat)
 - SCVWD giant reed
 - restricted to within property boundaries
- Tree pockets (around two existing sycamores)
- Curbs, Permeable Pavers and Media Filtration System (Bioretention Areas)

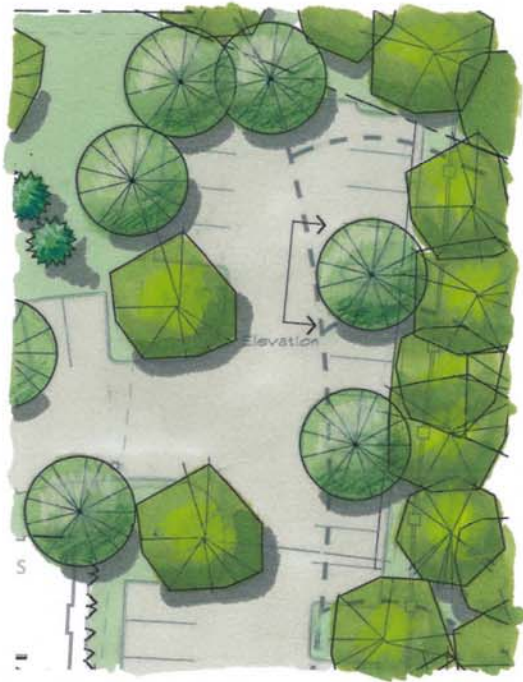


NEWLY-PROPOSED ENHANCEMENTS

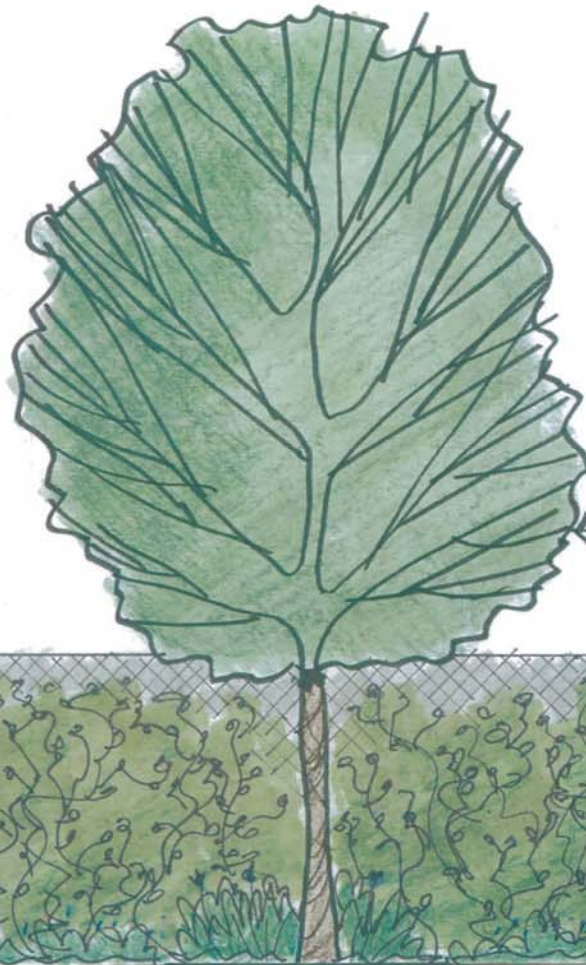
- Off site riparian plantings (up to 10,000 square feet):
 - Planting restricted to within property boundaries
 - All plant material collected within watershed of Los Gatos Creek and contract-grown at local nursery (e.g. Central Coast Wilds)
 - Potential species include arroyo willow, box elder, sycamore, native blackberry, buckeye and coast live oak
 - Restoration Plan to be developed in close coordination with SCVWD staff
- Additional Permeable Pavers (6,690 square feet)-beyond C3 Requirement
- Native tree plantings (2) within tree pockets
- Exterior and landscape indirect lighting
- Native vines plantings (along rear fence)

RIVIERA TERRACE

AUGUST 18, 2011



PLAN VIEW



• PROPOSED NEW
PLANTING BETWEEN
EX. FENCE & NEW
CURB:

QUERCUS LOBATA



EXISTING FENCE
W/ NATIVE VINES

1. CLEMATIS
HEUSTICIFOLIA
2. LONICERA
HISPIDULA, VACCINIUM

GROUND COVER BETWEEN
CURB & FENCE
HEUCHERA MACRANTHA

CURB

ELEVATION - EXISTING FENCE LOOKING TOWARD LOS GATOS CREEK
SCALE 1/2" = 1'-0"

PROJECT RIPARIAN HABITAT BENEFITS SUMMARY

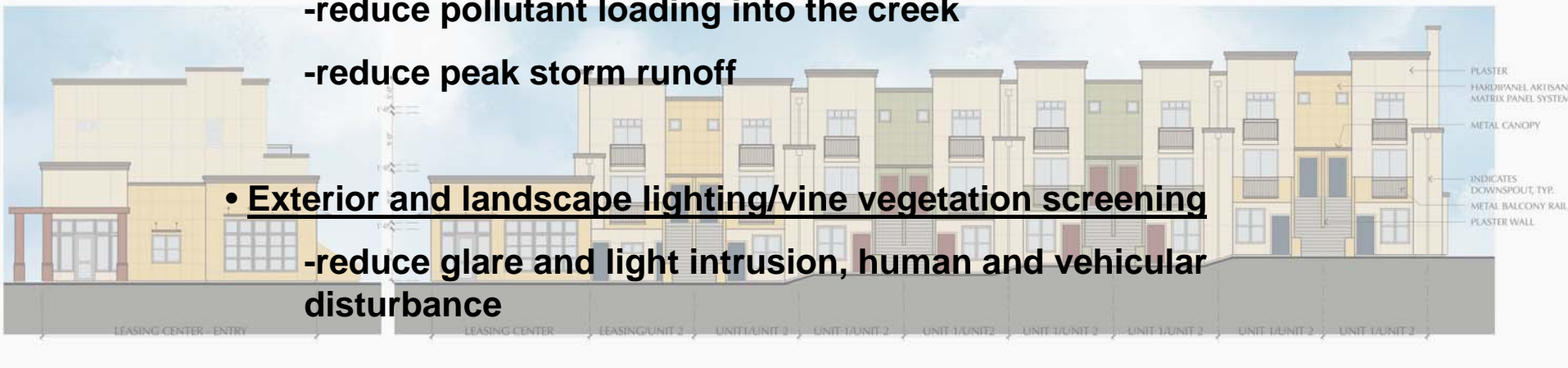
- **Stormwater pretreatment/bioretention cells/permeable pavers**

- reduce pollutant loading into the creek

- reduce peak storm runoff

- **Exterior and landscape lighting/vine vegetation screening**

- reduce glare and light intrusion, human and vehicular disturbance



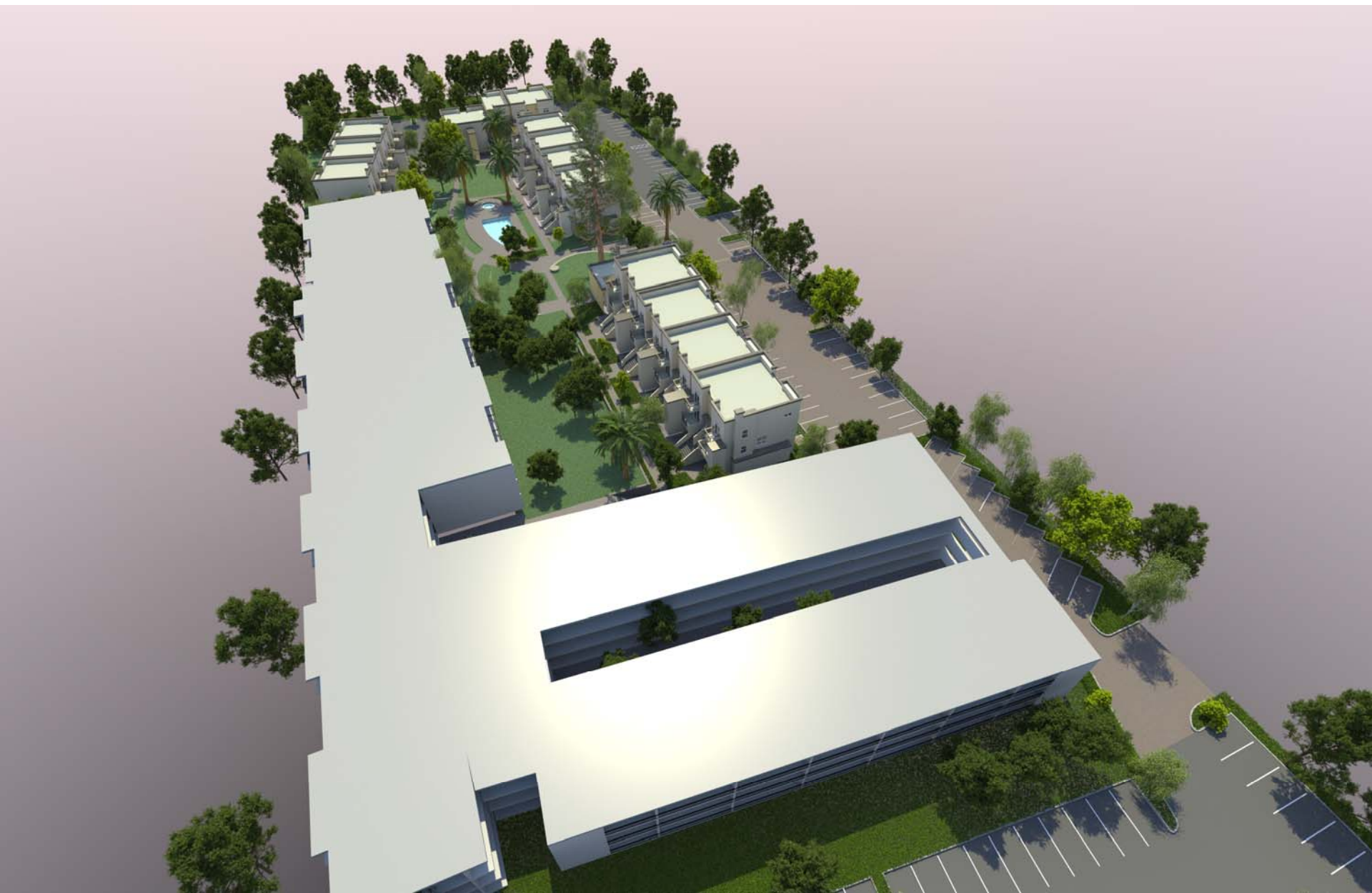
- **Removal of invasive plant species/active planting of native trees and shrubs**

- restore and enhance riparian canopy for wildlife use

- provide buffer from visual and noise disturbance from development







QUESTIONS?