



Planning and Development Department

Land Use Planning Division

Staff Report

To: Planning Commission
From: Erin Dando, AICP
Associate Planner, Secretary to the Creeks Task Force
Date: January 25, 2006
Subject: **Workshop on the Creeks Task Force Preliminary Recommendations and Consultant Findings**

Preliminary Recommendations

The Creeks Task Force (CTF) meets on Monday, January 23, 2006 and will be making preliminary recommendations for revisions of the Creeks Ordinance during the meeting. This information will be presented to the Planning Commission at the January 25th workshop. Unfortunately, staff is unable to provide further details to the Commission until decisions are made by the CTF on January 23rd.

Consultant Findings

Attached is the PowerPoint presentation from Balance Hydrologics, the consultant hired by the City to perform work related to the Creeks Task Force work plan. On January 9th, the consultant team presented materials based on its field work. The team performed rapid assessments at 78 sites along open creek side properties in Berkeley. Additional analysis was performed along culverted creeks.

A copy of the presentation is attached; however, due to limitations with printing, the slides were modified to improve the clarity of the handouts. The complete presentation is available online through the CTF's webpage linked to the January 9, 2006 meeting.

Presentation:

<http://www.cityofberkeley.info/planning/landuse/Creeks/2006/EPackets/20060109/20060109BHFieldResults.ppt>

CTF Webpage:

<http://www.cityofberkeley.info/planning/landuse/Creeks>



Item 9 -Supplemental

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Secretary to the Creeks Task Force
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Subject: Creeks Task Force Consultant Findings and Preliminary Recommendations

Consultant Findings

Balance Hydrologics was retained by the City of Berkeley to assist the Creeks Task Force in its work to prepare revisions to the BMC 17.08, Preservation of Restoration and Natural Watercourses. The Task Force requested the scope of work include field sampling to clarify the existing conditions of creeks throughout the City.

To identify what properties to sample, the City notified 1,191 creek-side property owners requesting access to their property for the consultants to perform a rapid assessment of the conditions at the site. Of the 450 property owners who responded, 371 granted access to their property where only 320 occurred along open channel reaches. Balance Hydrologics then identified 78 parcels for field visits. The sampled sites were located in each of the City's watersheds from the flatlands of Berkeley up into the hills.

The data below is provided by Balance Hydrologics.

Synopsis of Field Sampling Results

- 1) Existing 30' Setback Conformance
 - a. Primary Roofed Structure:
 - 66% of sampled parcels do not conform with setback
 - Of these, 59% do not conform in the "Highlands" (n = 51)
 - Of these, 80% do not conform in the "Lowlands" (n = 25)
 - b. Patios, Decks and Impervious Surfaces (which are not regulated under the current Ordinance):
 - 84% of catalogued patios are less than 30" from the creek centerline (n = 31)
 - 76% of catalogued decks less than 30" from the creek centerline (n = 37)

- 96% of catalogued impervious surfaces less than 30” from the creek centerline (n = 25)
- 2) Physical Channel Characteristics related to Setback Pattern
- a. Rip-rap (**or other bank hardening material**) Catalogued with Regards to Setback Conformance:
- 64% of sampled sites catalogued rip-rap composing the banks (49 out of 76)
 - 75% of sampled sites in the “Highlands” have rip-rap composing their banks (38 out of 51) - of these, 67% do not conform to the setback ordinance
 - 44% of sampled sites in the “Lowlands” have rip-rap composing their banks (11 out of 25) - of these 100% do not conform to the setback ordinance
- 3) Spatial Data
- a. Lot Area and Coverage:
- 35% of streamside and “culvertside” residents have between 40%-100% of their total lot areas covered by a setback buffer of 30 feet
- b. Parcel Size:
- Parcel size does not vary by physiographic region with the exception of larger parcels in the Bay Flat physiographic area which is home to more Industrial properties - residential areas had no difference between “Lowlands” and “Highlands”

Synopsis of Culvert Mapping Results

Creek culverts were analyzed by reviewing the City’s maps and aerial photographs.

- 1) Development Pattern Statistics
- a. Primary Roofed Structure:
- 466 primary roofed structures were counted to occur within 30 feet of culvert alignments in the City of Berkeley;
 - 272 were counted to occur within 15 feet of mapped culvert alignments;
 - 134 were counted to occur on top of mapped culvert alignments

Preliminary Recommendations for revisions to the Creeks Ordinance

On January 23rd the Creeks Task Force made progress to develop preliminary recommendations for revisions to the Creek Ordinance; however, more decisions are anticipated at the Task Force’s January 30th meeting. Staff recommends that this recommendations be presented to the Planning Commission at its next meeting on February 8th, prior to the Task Force’s Public Hearing on February 15th. The hearing will be held at 7pm in the multipurpose room of the North Berkeley Senior Center. All commissioners are invited to attend.