

**Siegel, Scot**

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**From:** Joe Barra <Joe.Barra@pgn.com>  
**Sent:** Tuesday, September 15, 2015 7:49 AM  
**To:** Siegel, Scot  
**Subject:** Sensitive Lands

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Scott. A neighbor passed along a map that I interpret to designate sensitive lands. Virtually all of my property at 634 Carrera Lane seems to be designated purple (not sure what that means). What are the limits being proposed for lands so designated (it's not clear from the materials).

## Siegel, Scot

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**From:** Siegel, Scot  
**Sent:** Tuesday, September 15, 2015 6:44 PM  
**To:** Joe Barra  
**Subject:** RE: Sensitive Lands  
**Attachments:** 634 Carrera Lane correct RP buffer 09-15-15.pdf

Mr. Barra,

The Resource Protection (RP) district, the blue or purple area, is an overlay zone that is intended to protect the stream corridor that runs south of Carrera Lane. It is an existing City regulation that limits development within 30 feet of a stream corridor or wetland. Currently your property and your neighbors' properties have the RP district on them, but the sensitive lands/zoning map presently does not accurately reflect the stream corridor or its buffer.

The sensitive lands map is only an approximation of the stream and its buffer. When property owners develop or do a house addition the boundary is verified in the field and resource area is delineated. However, we are trying to make the zoning map as accurate as possible so that the delineation process is more predictable than it is today.

The proposed sensitive lands map is attempting to clarify the location of the RP district based on updated topographic mapping, but on reviewing the map in your area it does appear that it is drawn too broadly. Under the current and proposed sensitive lands code the buffer would extend only 30 ft. from the top of the ravine (beyond the top of bank). This is where there is a consistent break in slope at less than 25%.

I have attached a revised version of the same map that shows the extent of the slope or ravine (orange area) with suggested corrections (shown in red outlines), which I believe better reflects the topography in your area. The 30 foot buffer is represented as the blue fringe just outside the orange slope area. Please let me know if this makes sense. I am also glad to discuss it by phone or in person.

I would like to convey this information to the Planning Commission, as there have been other requests for clarifications or corrections in your area and it makes sense to coordinate the revisions. If you prefer, you may also submit testimony directly to the Planning Commission, which is scheduled to complete its public hearing on the topic Sept 28.

I hope this is helpful. Please call me if you wish to discuss or if you would like instructions for submitting testimony to the Planning Commission.

Sincerely,

**Scot Siegel**

Planning & Building Services Director

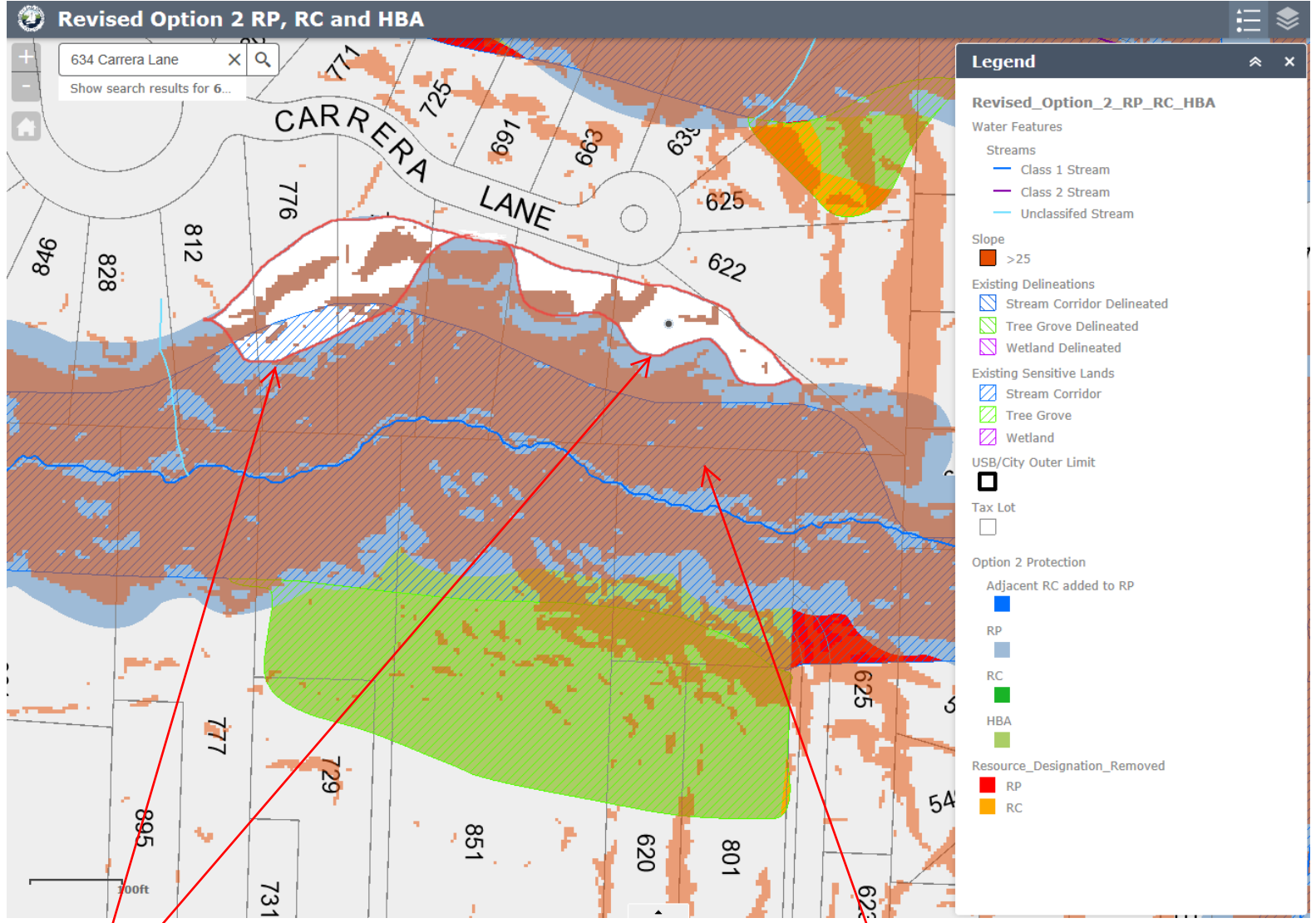
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Edit RP buffer to better conform to top of bank (consistent break in 25% slope).  
 Remove excess area (white inside red lines).

Current RP mapping (shown as blue cross-hatch pattern) does not accurately reflect stream corridor with buffer.

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