

CITY OF MOUNTAIN VIEW
RESOLUTION NO. 17144
SERIES 2006

A RESOLUTION ADOPTING THE SANTA CLARA VALLEY WATER RESOURCES PROTECTION COLLABORATIVE GUIDELINES AND STANDARDS FOR LAND USE NEAR STREAMS, DIRECTING THAT SUCH STANDARDS BE INTEGRATED INTO THE CITY OF MOUNTAIN VIEW'S PLANNING APPROVAL PROCESS, AND FURTHER EXEMPTING EXISTING DEVELOPED LOTS IN RESIDENTIAL ZONES ON PARCELS 10,000 SQUARE FEET OR LESS IN SIZE

WHEREAS, the City of Mountain View participates in the Santa Clara Valley Water Resources Protection Collaborative along with the Santa Clara Valley Water District, the County of Santa Clara, and the cities of Santa Clara County; and

WHEREAS, the City of Mountain View joins the Santa Clara Valley Water Resources Protection Collaborative and others in endorsing the water and watershed resources protection goals of flood management, drinking water quality and adequate quantity, surface and groundwater quality and quantity, and habitat protection and enhancement; and

WHEREAS, the Santa Clara Valley Water Resources Protection Collaborative developed a set of model guidelines, standards, procedures and recommendations to apply to land use activities near streams and on streamside properties, and to protect streams and streamside resources entitled "Guidelines and Standards for Land Use Near Streams"; and

WHEREAS, the City of Mountain View commends the Santa Clara Valley Water Resources Protection Collaborative on the development of the Guidelines and Standards for Land Use Near Streams; and

WHEREAS, it is recognized that local control is the key principle to the implementation of resource protection goals and that cities and the County are the primary jurisdictions for land use planning and land use permit regulation; and

WHEREAS, the City of Mountain View is committed to the development of a consistent, County-wide approach to streamside preservation through the implementation of existing policy and the Guidelines and Standards for Land Use Near Streams; and

WHEREAS, the City of Mountain View understands once it adopts and implements the Guidelines and Standards for Land Use Near Streams, the Santa Clara Valley Water District will relinquish its development review of streamside properties other than those lands held in fee or easement by the Santa Clara Valley Water District; and

WHEREAS, the City of Mountain View understands that in adopting and implementing the Guidelines and Standards for Land Use Near Streams, the Santa Clara Valley Water District will continue to provide technical assistance and will develop best practices educational materials for the City to provide to streamside property owners; and

WHEREAS, under the Guidelines and Standards for Land Use Near Streams certain single-family parcels of 10,000 square feet or less in size may be exempted from development review;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Mountain View:

1. Adopts the "Guidelines and Standards for Land Use Near Streams" of the Santa Clara Valley Water Resources Protection Collaborative, incorporating future amendments that may occur from time to time; and

2. Directs that "Guidelines and Standards for Land Use Near Streams" be applied to future streamside development in the City of Mountain View to the extent feasible provided single-family parcels are approved with no discretionary review and remodels/rebuilds on existing developed lots in residential zones on parcels 10,000 square feet or less may be exempted as provided in the guidelines; and

3. Supports continuing participation in the Santa Clara Valley Water Resources Protection Collaborative on matters pertaining to watershed resource protection.

The foregoing Resolution was regularly introduced and adopted at a Special Meeting of the City Council of the City of Mountain View, duly held on the 14th day of November, 2006, by the following vote:

AYES: Councilmembers Kasperzak, Macias, Means, Pear, Perry and Mayor Galiotto


NOES: None

ABSENT: None

NOT VOTING: None

ATTEST:

APPROVED:




ANGELITA M. SALVADOR
CITY CLERK



NICK GALIOTTO
MAYOR

I do hereby certify that the foregoing resolution was passed and adopted by the City Council of the City of Mountain View at a Special Meeting held on the 14th day of November, 2006, by the foregoing vote.



City Clerk
City of Mountain View

JLQ/8/RESO
010-11-14-06R-E^