

Adam Zack

From: Fred Klein <freddythek10@gmail.com>
Sent: Wednesday, October 18, 2017 1:58 PM
To: Linda Ann Kuller; Comp Plan Update
Subject: SJC CP Update

Gentlepeople,

Does the CAO lie within the body of the Comprehensive Plan?...or is it a standalone document?

If the CAO is part of the CP, I offer the following comment for consideration during our 2036 CP Update:

In SJC's current CAO, for a Cat III wetland within a UGA, the water quality buffer (80 feet) for high intensity residential use may be reduced at the Director's discretion by up to 50%. The clear intent of the water quality reduction is an easing of the restriction for development within a UGA. However, there is NO corresponding reduction in the habitat buffer.

In email discussion with SJC planning staff, they could not account for this omission, and they speculated that it may have been a consequence of poor organization or the result of an error during a process of revision to the ordinance.

My comment is a plea to alter the CAO to include a provision such that within a UGA, the habitat buffer (150 feet) for a Cat III wetland to enable high density residential use be able to be reduced at the Director's discretion by up to 50%.

Thank you,

Fred Klein