

SDRP CPIOZ *Defining the Boundaries*



BOUNDARIES

CPIOZ *Description, Process and How it Works*

Community Plan Implementation Overlay Zone (CPIOZ)

Overlay map defines boundaries of two areas:

River Corridor Area – CPIOZ Type B
Discretionary Review
Intent and Development Regulations

River Influence Area – CPIOZ Type A
Ministerial Review
Intent and Development Regulations



River Corridor Area *Type B, Discretionary*



Intent

Provide a continuous corridor that varies in width, provides a diversity of native vegetation, views and access to the river, and increase river length and recharge area by separating it from ponds and creating meander and braiding

Goals

Natural River Environment

Passive Recreation

Walking, cycling, sitting, observation

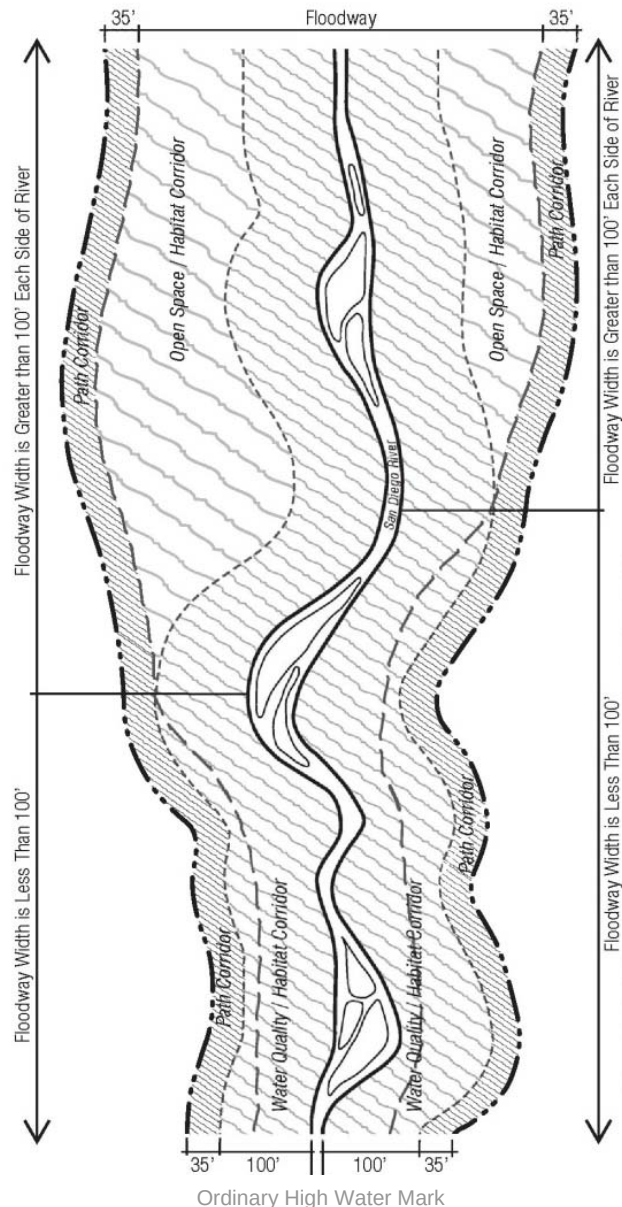
Wildlife Habitat

Eliminate exotic vegetation species and create habitat and movement areas for birds, reptiles and amphibians, small mammals

Water Quality

Expand riparian area, filtration of surface runoff prior to its reaching the river, increase groundwater infiltration, and a zone for constructing a meandering and potentially braided stream

River Corridor Area *Type B, Discretionary*



DEFINITION:

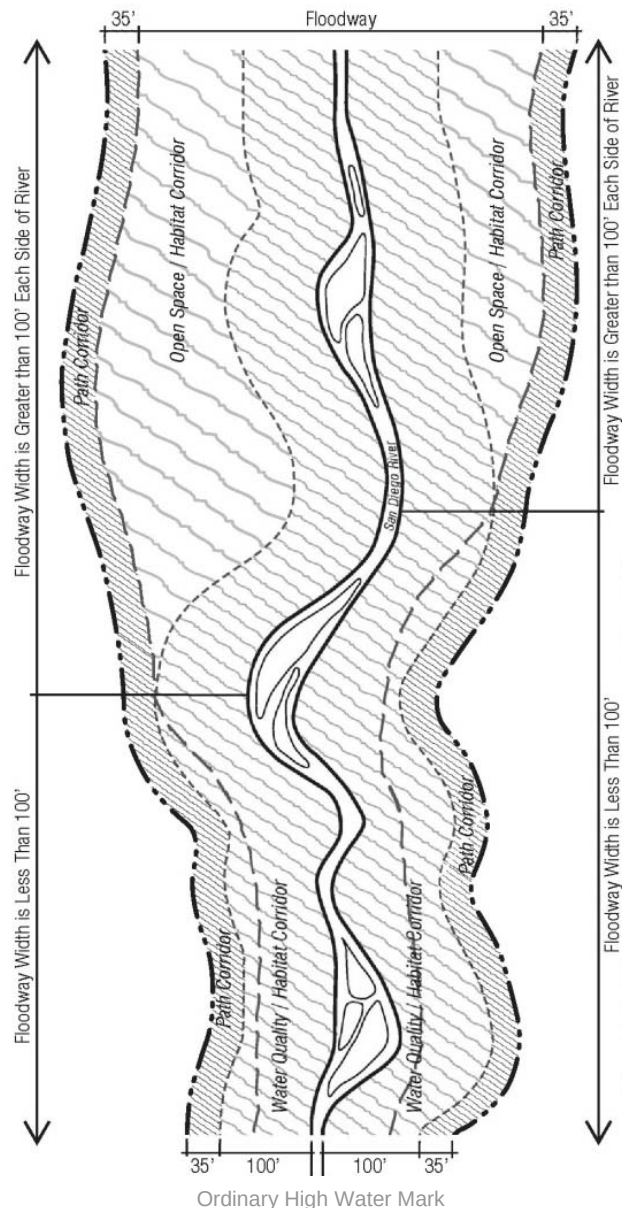
The River Corridor Area is generally defined as the existing 100-year Floodway as mapped by FEMA plus 35 feet on each side of the Floodway OR 135 feet on each side of the river as measured from the Ordinary High Water Mark, whichever is greater on each side of the river.*

The River Corridor area begins at the west right-of-way of Interstate 5 and extends to the east boundary of the City of San Diego where it meets the City of Santee.

The River Corridor Area does not apply within Mission Trails Regional Park and Mission Bay Park. Existing regulations within the Park Plan shall apply.

***Ordinary High Water Mark (OHWM).** This term is used by wetland ecologists to define the limits of jurisdictional wetlands. The OHWM is generally defined as the elevation on a stream bank where sustained high water levels typically occur. The OHWM can be defined based on physical characteristics of the stream channel such as erosion/scour lines and the presence of debris. This elevation is usually found below the 1.5-year recurrence interval

River Corridor Area *Type B, Discretionary*



THREE SUB-CORRIDORS:

Water Quality / Habitat Corridor

100 feet on each side of the ordinary high water level. The intent of this corridor is to provide a zone of filtration and meander adjacent to the river.

Open Space / Habitat Corridor

The area between the Water Quality / Habitat Corridor and the 100 year Floodway. The intent of this corridor is to provide space for passive recreation and expanded wildlife habitat.

Path Corridor

35 feet beyond either the Water Quality / Habitat Corridor or the 100 year Floodway, whichever is greater on each side of the river. The intent of this corridor is to provide space for passive recreation and a hard surface path.

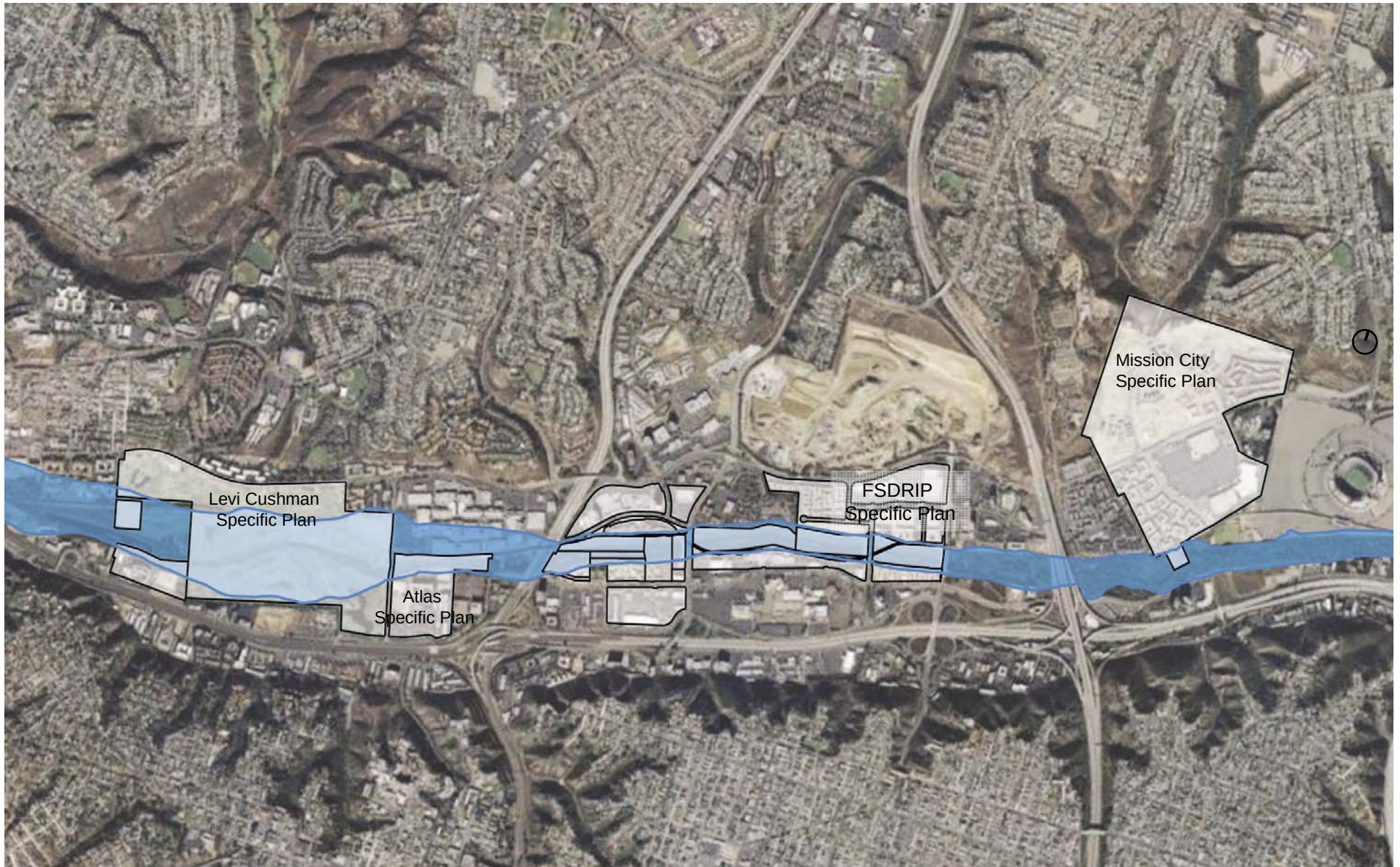
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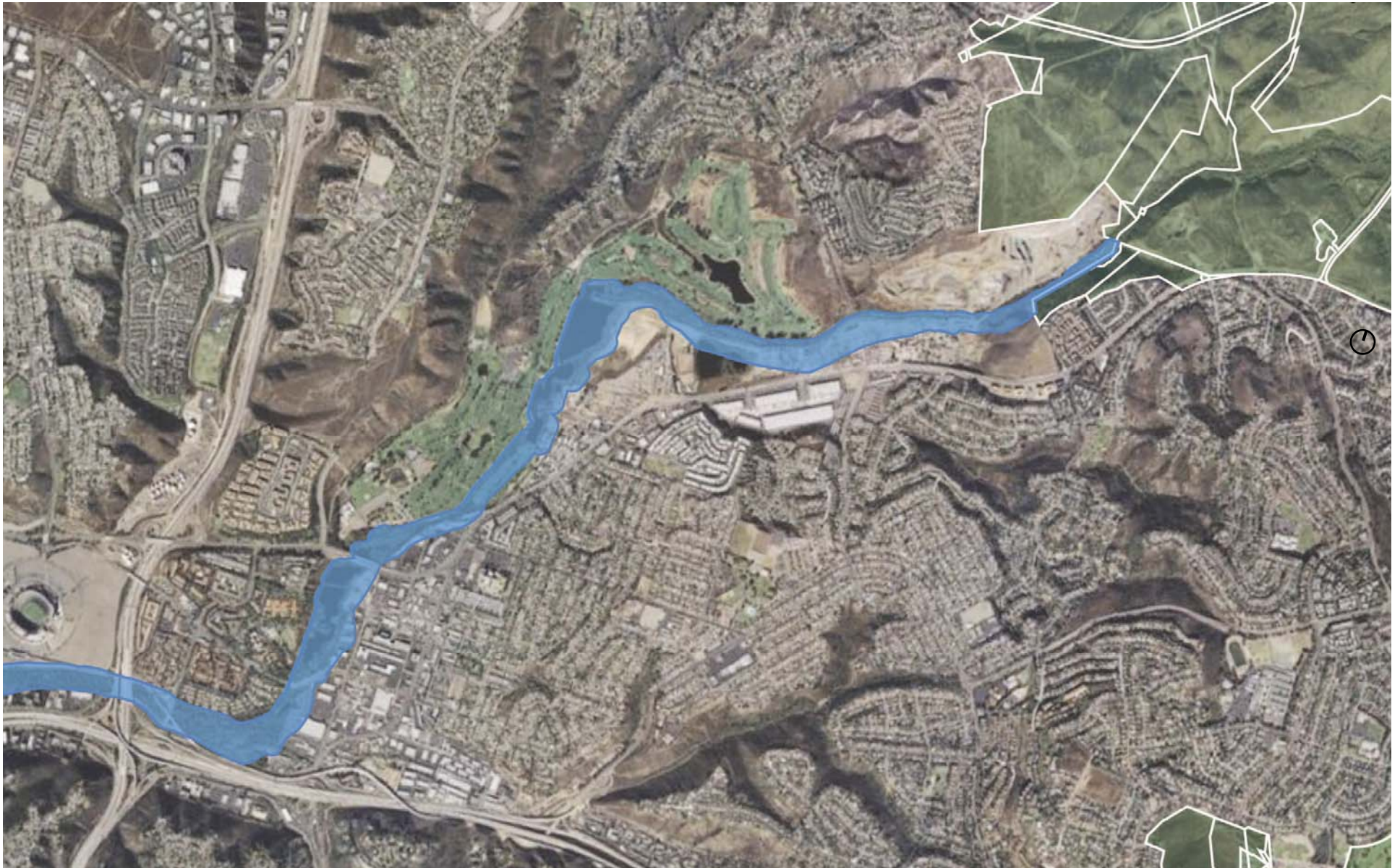
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