

CHAPTER II: ARROYOS AND FLOODPLAINS

The arroyos and floodplains in Livermore are natural open space amenities that provide unique opportunities for recreation and aesthetic enjoyment. The City does not allow development in a floodplain without significant modifications to the site or the building. Please refer to the Livermore Planning and Zoning Code and the City of Livermore Standard Details, Standard Specifications and the Development Plan Check and Procedures Manual.

CHAPTER SECTIONS

- A. Arroyos
- B. Floodplains



A. Arroyos

1. Reconfiguration

The natural arroyos that traverse Livermore provide an important open space asset. These natural features provide an opportunity to create a system of open space corridors with pedestrian and bicycle paths that can link the various areas of the City, while remaining separate from City streets. The arroyos, however, are also the City's main flood control channels, and, as such, often have to be altered from their natural condition to accommodate projected flood waters. Some sections of the City's arroyos have already been converted to concrete-lined trapezoidal channels. This type of flood control treatment destroys the arroyos' suitability for open space uses.

1.1 Reconfigured Channels

GUIDELINES

1.1.1 Reconfiguration of the natural arroyos for flood control purposes should maintain earthen channels with a non-engineered appearance wherever possible.

1.1.2 All reconfigured channels should be revegetated with native plant species to provide an attractive corridor for pedestrians and equestrians, as well as suitable habitat for wildlife.

1.1.3 Conversion of the natural arroyos to concrete-lined flood control channels should be limited.



Arroyo Mocho passes under Wente Street.

2. Fencing of the Channels

GUIDELINE

2.1.1 Fencing of the stream corridors should be avoided except in those areas where safety presents a concern.

3. Adjacent Development

STANDARD

3.1.1 New developments built adjacent to the arroyos will be responsible for making necessary flood control improvements, upgrading the vegetation in the arroyos and adding open space improvements such as paths and benches.

GUIDELINES

3.1.2 Residential development adjacent to the arroyos should visually and physically incorporate the arroyos into the open space system of the development, using natural arroyos as a focal feature and expanding the sense of openness of the project.

3.1.3 Homes generally should be sited so as not to back onto the arroyos.

3.1.4 If new development does back up to an arroyo, project design should provide a substantial buffer or setback area between the back of the individual lots and public pathways.

3.1.5 The City should ensure that frequent and easy access is provided to the arroyos throughout the urban area.



Residential development fronting onto an arroyo.

B. Floodplains

The City does not allow development in a floodplain without significant modification to the site or the building. Development of buildings or landscaping within the vicinity of floodplains should be done in coordination with jurisdictional agencies, including the Army Corps of Engineers and the Zone 7 Water Agency.



Multi-use path runs along the raised edge of floodplain.