

County of Santa Clara
Environmental Resources Agency
Planning and Land Development



ERA08 111902

Prepared by: Ann Draper
Director, Planning Office

Reviewed by: Ann Draper
Director, Planning Office

DATE: November 19, 2002

TO: Board of Supervisors

FROM: 
Tim Chow
Director, Environmental Resources Agency

SUBJECT: Planning Office Work Program Addendum

RECOMMENDED ACTION

Accept Planning Office Work Plan Addendum for the Viewshed and Greenbelt project identified in the Planning Office work program.

FISCAL IMPLICATIONS

No fiscal impact on General Fund.

CONTRACT HISTORY

N/A

REASONS FOR RECOMMENDATION

Agreement on specific projects by the Board will allow work to proceed. The Housing, Land Use, Environment and Transportation Committee (HLUET) reviewed and recommended approval of this action at its regular meeting on October 24, 2002.

BACKGROUND

In January 2002, the Board of Supervisors approved the Planning Office Work Plan for calendar year 2002. Some work items were very specific, while others required more specific scoping. The Viewshed and Greenbelt project is one that needed more scoping. HLUET is recommending to the Board to accept the following three projects as the specific work items. The timing for consideration of each project will vary.

San Jose Coyote Valley—Specific Plan Preparation: Supervisor Gage has been appointed to the San Jose Task Force which will advise the City in its preparation of this specific plan. There are many County issues of interest in this geographical area. The Planning Office will provide staff support to the District office and will help to coordinate the review by other County agencies (e.g. Parks, and Roads and Airports), so that there can be consolidated staff response to San Jose. Attached is San Jose's scope of work for this project (Attachment A).

Morgan Hill Urban Limit Line (Greenbelt Study): The City of Morgan Hill is launching a greenbelt and viewshed study and committing significant resources to this effort. This study is identified as a high priority implementation measure by the City's recently adopted 2001 General Plan. A copy of their work program is attached (Attachment B). This study will result in the City's adoption of an Urban Limit Line, a part of which will assess surrounding County unincorporated areas. County staff believes that it will be important to take an ongoing, active role in this effort. One of the intended outcomes is a description and evaluation of different tools that could be used to help preserve open spaces and assess viewsheds. The Planning Office anticipates that some of these tools will be useful in the Morgan Hill area, as well as in other areas in the county.

Almaden Urban Reserve Joint Study: The County's General Plan states that the City of San Jose and the County will conduct joint studies to determine appropriate interim uses and long term uses in the Open Space Reserve areas of the South Almaden Valley Urban

Reserve. The proposed study contemplates an opportunity to establish interim recreational uses within unincorporated areas of the South Almaden Valley. Staffs from both jurisdictions drafted language that would provide for the opportunity to allow these types of uses. Attachment C is the draft language of the proposed text amendment to the City's General Plan. The City has modified its schedule. It is now anticipated that the Board will consider this issue in May 2003. The Board will not need to adopt the language in the County General Plan. The text will serve as a basis for a proposed County Zoning Ordinance text amendment. If adopted by the City Council of San Jose, the County Planning Commission will hear the County Zoning Ordinance text amendment after which the Board will receive it.

CONSEQUENCES OF NEGATIVE ACTION

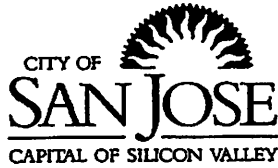
Failure to approve this action may result in no staff action in this area.

STEPS FOLLOWING APPROVAL

None.

ATTACHMENTS

- San Jose Scope of Work (Attachment A) (Miscellaneous)
- Morgan Hill Urban Limit Line – Greenbelt study (Attachment B) (Miscellaneous)
- San Jose – Draft language (Attachment C) (Miscellaneous)



Memorandum

TO: City Council

FROM: Mayor Ron Gonzales
Councilmember Williams

SUBJECT: Coyote Valley Specific Plan
Initiation

DATE: August 16, 2002

Approved

Date

RECOMMENDATIONS

We recommend that the City Council start the planning process for the Coyote Valley by:

1. Appointing the members of the Coyote Valley Specific Plan (CVSP) Task Force as identified in Attachment 1.
2. Directing the City Manager to create a Technical Advisory Committee of City staff and other public agency representatives to serve as an advisory body for the Task Force.
3. Directing Planning staff to develop a work plan, including a Request for Proposals for a land planning consultant team, timeline, and estimated budget for the Coyote Valley Specific Plan, and to return with recommendations to the City Council within 30 days.
4. Authorizing the City Manager, in conjunction with the Mayor's Office and Councilmember Williams' office, to select independent consultants to work with the Task Force during the planning process. The consultants and City staff together should have a broad array of appropriate expertise including urban planning, architecture, civil engineering, transportation planning, geotechnical, economics, environmental, hydrology, computer support, and public finance and project funding.

Prior to the City Council's consideration of consultant contracts, there must be a completed agreement between the City and the landowners/developers to share the costs for this planning process.

5. Directing the Task Force to use the Vision and Desired Outcomes statements in Attachment 2 as its direction for developing the Specific Plan.

6. Directing the City Manager to begin developing a funding agreement between the City of San Jose and landowners and/or potential developers of the majority of the developable acreage within Coyote Valley, and return with recommendations to the City Council no more than 30 days after the Coyote Valley Specific Plan budget is approved by the City Council.
7. Directing the Task Force to include the following elements as a part of its review in preparing the Specific Plan:
 - Environmental review
 - Infrastructure analysis and plans
 - Land use and circulation plans
 - Public facilities plans
 - Phasing plans
 - Financing plans

BACKGROUND

San Jose made smart-growth decisions for Coyote Valley two decades ago for balanced development that would benefit San José and the region. The City's General Plan has designated North Coyote Valley for industrial development to ensure a stable economic base and new jobs. Central Coyote Valley was designated for residential development after jobs in North Coyote Valley were in place. South Coyote Valley was designated as a greenbelt separating San Jose from Morgan Hill to ensure open space, not urban sprawl between our cities.

The Council also established "triggers" in the General Plan to ensure that industrial development preceded housing development, so that our community would have the financial resources to support quality public services. These remain sound planning principles. Balancing jobs, housing, and transportation while preserving open space is critical as we move forward in Coyote Valley.

In June 2001 the City Council approved the Mayor's recommendations based on the Housing Production Team's report. Two of the recommendations suggested changing the Central Coyote Valley Urban Reserve trigger to allow planning for the development of the Coyote Valley Specific Plan. On November 20, 2001, the City Council adopted a text amendment to the General Plan (GP01-T-33), which allowed for the preparation of a Specific Plan for North and Central Coyote Valley to begin.

The City has a long-standing practice of involving the community through the planning process. As we have done through the SNI process, master plans, and specific plans, the preparation of the Coyote Valley Specific Plan will involve the stakeholders.

The General Plan recognizes that Coyote Valley is relatively isolated from the rest of San Jose and future development will need to be in the form of a balanced community

with jobs, housing, commercial and community facilities, schools, parks, residential services, and public transit. The planning for such a "new town", as required by the General Plan, should include the North Coyote Valley Campus Industrial Area as a key job center and the Coyote Valley Urban Reserve as the primary new residential area. The specific plan should also preserve the long-standing guidelines previously established by the Council; these include creating 50,000 jobs and at least 25,000 homes in Coyote Valley and permanently protecting the greenbelt located in South Coyote Valley. The creation of affordable housing also should be among the primary objectives that are integral to the planning process.

The Specific Plan is a prerequisite to any development in the Coyote Valley Urban Reserve. Under state law, the Specific Plan process includes the ability to plan land uses in detail, plan for infrastructure and community service needs, formulate financing and implementation programs, and phase the implementation of any of the plan elements as necessary. The process also requires the participation of affected jurisdictions, property owners, developers, and other community and regional stakeholders.

The smart growth principles for Coyote Valley are included in the San José 2020 General Plan. The Specific Plan should follow these principles, including a transit-oriented, pedestrian-friendly community with ample spaces for recreation. In order to sustain long-term economic viability and promote healthy community diversity, the Specific Plan should provide for a variety of residential densities. To achieve the desired minimum of 25,000 housing units, minimum density should not fall below 10 units per acre and densities as high as 100 units per acre should be considered. Opportunities for both home ownership and rental housing should be encouraged.

This Specific Plan will undoubtedly be one of the most ambitious and exciting planning opportunities ever undertaken in San Jose. It will also be costly to ensure that a complete and appropriate plan is achieved. State law provides that Specific Plan costs can be recovered from property owners in affected areas. The Council therefore should direct staff to prepare an "area of benefit" analysis in order to share and recover costs.

The Coyote Valley Specific Plan will be a critical component of San José's future, and it is important that we do it right. This includes supporting the investment of time and resources, involving all the affected stakeholders, and adhering to our principles of smart growth, balanced development, and greenbelt protection. This is the right time to begin this effort, so that when the development triggers are met in the future, we will be ready to move forward with a Specific Plan in place that will guide the creation of new community through exemplary urban design.

COORDINATION

This memo has been coordinated with the City Manager's Office, the Department of Planning Building and Code Enforcement and the City Attorney's Office.

Attachment 1

Coyote Valley Specific Plan Task Force Members

The size, composition, and structure of the Coyote Valley Specific Plan Task Force complies with San Jose City Council Policy 6-22 regarding Specific Plans, and it reflects the many interests of this important area.

We worked diligently to develop a well-balanced Task Force, for its members have a very serious responsibility to prepare a comprehensive and practical plan for the future of Coyote Valley. The composition of the Task Force includes the wide range of perspectives and interests associated with this area and San Jose. They include elected officials from several public agencies; volunteer commissioners; landowners; environmental, labor, and business advocates; and future residents and workers of Coyote Valley. Together they will ensure that the Specific Plan accurately reflects the goals of our community and the smart growth principles of the 2020 General Plan.

The individual members of the Task Force will receive and make significant investments of time, training and information to ensure the effectiveness of the Task Force will accomplish its mission to create the Coyote Valley Specific Plan. For this reason, members will not be permitted to be represented by alternates. In addition, members who miss three consecutive meetings will be removed from the Task Force. It will be critical for the success of the Task that its members commit to consistent participation in this effort.

1. Mayor Ron Gonzales, Co-Chair
2. Councilmember Forrest Williams, Co-Chair
3. Councilmember Pat Dando
4. Don Gage, Chair, Santa Clara County Board of Supervisors
5. Chris Platten
6. Russ Danielson
7. Helen Chapman
8. Dan Hancock
9. Terry Watt
10. Steve Schott, Jr.
11. Craig Edgerton
12. Ken Saso
13. Doreen Morgan
14. Jim Cunneen
15. Amy Dean
16. Steve Speno
17. Neil Struthers
18. Gladwyn D'Souza
19. Chuck Butters
20. Eric Carruthers

ATTACHMENT 2

*Coyote Valley Specific Plan
Vision and Expected Outcomes*

1. The plan will include Central and North Coyote for land planning and will include South Coyote in the infrastructure financing mechanism only. South Coyote (Greenbelt) is included only to determine financing and other mechanisms to secure this as a permanent Greenbelt.
2. The line (Greenline) between Central and South shall not be moved.
3. The line between North and Central could be erased to allow for mixed-use throughout as long as 25,000 housing units in Central and 50,000 jobs in North remain as a base. Then, jobs can be added in Central Coyote and housing in North Coyote to achieve mixed-use or develop a property owner agreement to "trade" jobs and housing counts to achieve mixed-use goal.
4. The overall development character of North and Central Coyote Valley should be very urban, pedestrian and transit-oriented community with a mixture of housing densities, supportive businesses and services and campus industrial uses.
5. The Specific Plan should plan for the extension of light rail and heavy rail into Central Coyote and use these facilities to orient development.
6. We shall maximize efficient land usage; i.e., the 25,000 units and 50,000 jobs are both minimums. In North and Central Coyote combined, the total development potential is at least 50,000 jobs and at least 25,000 housing units. Through the Specific Plan process we shall determine the distribution of that potential across north and south, including mixed-use concepts.
7. It will be important to distinguish that the 50,000 jobs referenced are primarily industrial/office jobs, not the additional retail support or public/quasi-public jobs (e.g., City workers) that must also be accommodated in the Plan area for a vibrant, mixed-used, urban community.
8. Identify locations for public facilities (libraries, parks, schools, etc.) in the land use plan as well as include these facilities in the financing plan.
9. North and Mid-Coyote should contain a rich system of parks, trails, and recreation areas.
10. The identification of financing measures for the needed capital improvements to support the planned levels of development.

11. The plan must be financially feasible for private development.
12. The plan must develop trigger mechanisms to ensure that increments of housing may not move forward until the appropriate number of jobs are constructed in a parallel timeline to maintain a jobs/housing balance in Coyote Valley.
13. The Task Force should review the potential to utilize "subregions" of the valley that will incorporate jobs and housing that can move forward when the subregion has ability to finance the appropriate infrastructure. Residential projects will be issued building permits in parallel with the development of jobs when either the projects are purely mixed-use in their construction or the jobs and housing are constructed simultaneously.
14. The plan should seek mechanisms to facilitate the permanent acquisition of fee title or conservation easements in South Coyote.
15. The plan should allow for the current General Plan budget triggers to be changed to triggers based upon the Valley or its subregions' jobs and housing revenues covering the General Fund cost of services.

The plan shall include a requirement that will mandate 20 percent of all units be "deed-restricted, below-market-rate units."

City of Morgan Hill Urban Limit Line (Greenbelt) Study Scope of Work

Project Definition: A City of Morgan Hill planning study, in cooperation with the County of Santa Clara, to identify the specific location for a permanent limit of urban expansion ("Urban Limit Line," or ULL). The limit of urban expansion would be incorporated into City land use planning policy documents and, as necessary, city ordinances and specific land use regulations. It would also be referenced and acknowledged in the County General Plan. The areas outside of the Urban Limit Line would be considered to be "Greenbelt(s)."

Study Boundaries: The study area conforms to lands that are within the City of Morgan Hill's Sphere of Influence and outside of the Urban Growth Boundary except for exclusion of lands generally west of Oak Glen Avenue (see attached map).

Project Objectives:

1. Implement the provisions of the adopted 2001 Morgan Hill General Plan regarding the creation of Greenbelt(s).
2. Delineate an Urban Limit Line (ULL) based on existing urban development policies of the City and County, existing land use patterns, and projected demand for urban land which provides adequate long term supply of urban land, promotes sustainable, cost-effective development, and enhances long term guidance to future land use decisions.
3. Provide for enhanced coordination and consistency of land use policy between the City of Morgan Hill and County of Santa Clara for lands outside the ULL ("Greenbelt").
4. Promote the conservation of natural resources, agricultural land, and scenic resources for lands surrounding City of Morgan Hill, consistent with City and County General Plans.
5. Address specific land use issues needing to be resolved in the Greenbelt Study as identified in the Morgan Hill General Plan and in the process leading to adoption of the Plan in 2001.

Timeline:

- City Council review of work program---October 2002
- Status report to County Planning Commission and Board of Supervisors (HLUET Committee)---October/November 2002
- South County Joint Planning Advisory Committee review of work program---November 14, 2002
- Prepare consultant Request for Proposal---October/November 2002
- Solicit consultant responses and select consultant---November/December 2002
- City Council approval of consultant contract---December or January 2003

- City Council appointment of Citizens Advisory Committee---December or January 2003
- Undertake Study---January-September 2003
- Prepare environmental review document---July-October 2003
- County Planning Commission and Board of Supervisors and City Planning Commission and City Council review---November-December 2003

Staffing and Budget Resources: The City of Morgan Hill has \$200,000 allocated in the 2002-03 budget for this study. The City also has contract planner resources that will be used for the project. The County Planning Office will provide general coordination assistance, as well as map products and geographic analysis to assist the study as time is available from Planning Office GIS staff.

Public Process:

- **Citizens Advisory Committee:** The City Council will appoint a 15 member Citizens Advisory Committee to be Chaired by a City Council member. Supervisor Gage will be asked to identify a representative to serve on the committee, possibly a County Planning Commissioner. Efforts will be made to have Committee membership address both the geographical scope of the study, including unincorporated areas, and the range of interests (e.g. agricultural land, hillside land owner, environmental protection, residential and non-residential development). The Committee will be charged with developing recommendations for subsequent City and County review.
- Citizen Advisory Committee meetings will be noticed as open to the public and efforts will be made to solicit participation from members of the community.
- **Review and adoption/approval process:** It is assumed that the study will result in recommended amendments to the Morgan Hill and Santa Clara County General Plans and, possibly, City and County development regulations. The review of amendments to General Plans and development regulations will require public hearings by the City and the County.

Technical Coordination: A core group of City and County staff will form a technical committee to provide advice to staff and the consultant on technical and process issues. Representatives of governmental and private sector agencies and organizations (e.g. Santa Clara County Parks and Recreation Department, County Agricultural Commissioner, Santa Clara Valley Water District, Open Space Authority, Land Trust, Farm Bureau) will be asked to designate a staff person that would be available, as needed, to assist City and County staff and the Citizens Advisory Committee.

Consultant Tasks:

- **Information Assembly and Analysis:**
The assumption is that available information applicable to the study areas will be reviewed and compiled by the consultant, made available to the Citizens Advisory Committee and used in the development of recommendations and preparation of

the environmental review document. Specific information areas to be addressed include:

- Topography
- Farm land
- Riparian corridors
- Storm drainage and flooding
- Water supply [limitation on ground water availability]
- Water supply [protection of ground water]
- Waste disposal [feasibility/limits on use of septic tanks]
- Seismic hazards
- Landslide areas
- Plant resources
- Wildlife resources
- Wildlife corridors
- Cultural resources
- Visual assessment

The Study will use information developed in 1998-2001 in the Morgan Hill General Plan update process including information on agricultural land, geologic and seismic hazards, groundwater, riparian corridors and flooding, biological resources and cultural resources. The County Geographic Information System (GIS) has spatial data that will be made available. The recently completed Santa Clara County/Farm Bureau Agricultural Preservation study has relevant background information. A visual assessment will need to be prepared. The visual assessment will focus primarily on hillside areas visible from Morgan Hill flatland areas.

- **Assessment of Future Urban Land Needs:**
The key analytic element of the study is identification of the land areas needed to address Morgan Hill's long-term urban growth needs. The timeframe for the study is the next 45 to 50 years (i.e. to 2050). The land use recommendations will need to address the full range of urban land uses including:
 - Residential
 - Industrial
 - Commercial
 - Others (schools, parks, other public and private facilities)

Economic evaluation: The study will need to develop estimates of the amount of land (residential, industrial, commercial and other activities) assumed to be needed to accommodate Morgan Hill's long term growth prospects. Given the 2050 time frame, scenarios should be developed for alternative future conditions and land needs.

Environmental evaluation: Data collected under the Information Assembly and Analysis heading should be used to identify areas most suitable for urban

development as well as areas where urban development would have notable constraints.

Residential development patterns: The preponderance of residential growth in Morgan Hill occurs on single family parcels. Establishing greenbelt areas has implications, over time, on residential density and market factors. The study will need to address those implications.

Review of land uses appropriate for areas outside of the ULL: The Morgan Hill General Plan notes that greenbelt land uses might include low density residential uses (i.e. one unit per twenty acres; public parks and recreation; private recreation; and agriculture). The study will need to review and evaluate County land use policy and regulations for lands outside Urban Service Areas and report on the consistency of such policies and regulations with desired land use patterns for lands outside the proposed ULL. The study may also issue recommendations concerning possible changes to such policies and regulations. Any such changes would need to be consistent with the County's General Plan.

- **Assessment of Special Land Use Issues:**
The Morgan Hill General Plan, and the process that led to the adoption of a new General Plan in July 2001, resulted in calling out a number of specific land use actions for resolution in the Greenbelt (Urban Limit Line) study. These issues include:
 1. CD Policy 15b: "Maintain existing residential feathering south of Watsonville Road and west of Monterey Road, and maintain the residential estate designation east of Monterey Road to the railroad." (page 38) [feathering is having land use densities increasingly lower, and possibly leading into a greenbelt]
 2. CD Policy 15c: "Review other areas of the city to evaluate whether a feathered edge would be appropriate." (page 39)
 3. OS/C Action 4.1: "Preserve El Toro Mountain in open space above the 500 foot contour line on all sides, with the exception of the Llagas and Paradise Valleys (where all land above the 600 foot contour elevation should be preserved)." (page 87)
 4. OS/C Action 2.2: The [Greenbelt] Plan shall specifically evaluate the potential for an industrial park southeast of the Tennant Avenue/Highway 101 interchange [80 acre site adjacent to the Tennant/101 interchange]." (page 83)
 5. Resolution of future land uses for the area bounded by West Edmundson Avenue, DeWitt Avenue, Spring Avenue and the City limits. This area been the focus of a golf course/residential proposal submitted to both the County and the City. Completion of the greenbelt study was identified by the City as a prerequisite for any consideration of the proposal.
- **Identification of Implementation Tools:**

The Morgan Hill and Santa Clara County General Plans each identify a number of tools that could be used in conjunction with establishment of a Greenbelt. The consultant will review these tools, identify additional tools, and provide commentary and recommendations on their feasibility, effectiveness and possible use.

- **Environmental Review:**

An Environmental Impact Report will be required for the Study. The consultant will be responsible for preparation of environmental documents. The work program should be organized to have collected information assembled in a way that facilitates inclusion into an EIR. The final work program will need to identify how the transportation evaluation will be conducted given the 2025 time frame of the Santa Clara Valley Transportation Agency traffic model and the longer time frame of this Study.

- **Work Products**

The following work products will be provided by the consultant:

- One or more technical background reports for environmental, cultural and visual information.
- A report addressing future urban land needs.
- A report addressing potential impacts on residential development.
- A report addressing land use and study implementation issues.
- A Final Report, for the Planning Commissions, City Council and Board of Supervisors, incorporating the information in the above four reports.
- Administrative Draft, Draft and Final Environmental Impact Report.

- **Meeting/Process Facilitation:**

The consultant would provide the following services:

- Work with staff and the Committee Chair to help organize the meeting process, agendas and overall flow of information to the Committee, other City bodies and the public.
- Take meeting notes (assumed to be notes on large-sized paper displayed during meetings)
- Provide meeting summaries.
- Work with the Committee Chair and staff to determine the most effective ways to run meetings including providing, if desired by the Chair, meeting facilitation services.

- **Meeting Attendance:**

The consultant will be expected to provide appropriate staff for all Citizen Advisory Committee meetings (assume monthly meetings), regular meetings with City and County staff to review technical and process issues (assume monthly) and City Planning Commission and City Council and County Planning Commission and Board of Supervisors meetings when major Study findings and implementation issues are being reviewed.

DRAFT

City-County Joint Land Use Study of Future Outdoor Recreational Uses in the South Almaden Valley Urban Reserve

Purpose

This study is intended to facilitate joint review, by Santa Clara County and the City of San Jose, of future interim outdoor recreational uses to be allowed in the South Almaden Valley Urban Reserve, as defined in the San Jose 2020 General Plan. This study is pursuant to County General Plan Land Use Policy R-LU 50, which states that, "For lands within the vicinity of the City of San Jose designated OSR (Open Space Reserve on the County General Plan), joint studies should be conducted to define and resolve issues of mutual interest for the South Almaden Valley and nearby hillsides."

Study Approach

The Joint Use Study will incorporate the following steps:

Preparation of revised language for inclusion in the San Jose 2020 General Plan addressing interim outdoor recreational uses in the South Almaden Valley Urban Reserve. Due Date: October 7, 2002

1. City General Plan Community Meetings, including review of proposed General Plan text amendment for the South Almaden Valley Urban Reserve.
Dates: October 8 & 10, 2002
2. Proposal for Joint Use Study presented at Santa Clara County HLUET Committee.
Date: October 23, 2002
3. Community Meeting on proposed San Jose 2020 General Plan text amendment for the South Almaden Valley Urban Reserve.
Date: April 2003
4. San Jose Planning Commission Public Hearing on proposed San Jose 2020 General Plan text amendment for the South Almaden Valley Urban Reserve.
Date: November 18, 2002
5. Santa Clara County HLUET Committee discussion of proposed San Jose 2020 General Plan text amendment for the South Almaden Valley Urban Reserve and public input to Joint Use Study. Outcome of Committee discussion, recommendation and summary of public input to be transmitted to City of San Jose.
Date: November 21, 2002
6. San Jose City Council public hearing on of proposed San Jose 2020 General Plan text amendment for the South Almaden Valley Urban Reserve.
Date: December 17, 2002

Milestone dates for AYA Sports Facility proposal

October 7, 2002 – Issuance of Negative Declaration for San Jose General Plan amendment

February, 2003 – Santa Clara County approval of Zoning Ordinance amendment to make outdoor recreational uses a Conditional Use in the Exclusive Agriculture Zoning District.

March, 2003 – County issuance of Conditional Use Permit to AYA for proposed Youth Sports facility.

DRAFT 10-04-02

PROPOSED TEXT AMENDMENT

Amend Chapter V. Land Use/Transportation Diagram; Urban Reserve, page 200 as follows:

Prerequisite Conditions

Add to previous paragraph

A General Plan change to Planned Residential Community and expansion of the Urban Service Area to include any part of the SAVUR should occur only after the specific plan becomes effective.

Interim Uses

Until such a time as the specific plan becomes effective, the allowed land uses and standards of the Rural Residential land use designation shall apply in the SAVUR. In addition, because this area has been identified as potentially appropriate for urban uses and inclusion in the Urban Service Area at some point in the future once certain preconditions have first been satisfied as discussed in this Section, it is appropriate to allow certain limited, interim recreational uses on public property that are consistent with the long-term character of the SAVUR, as well as other goals and policies of both the San Jose 2020 and Santa Clara County General Plans. Limited outdoor public recreation uses such as trails and sportsfields which do not require permanent public or private infrastructure or improvements may be allowed on a case by case basis. Such uses will also be subject to conformance with the Santa Clara County General Plan and Zoning Ordinance. Any such use would be subject to the following specific requirements:

1. The outdoor recreation uses should include only small, minimal improvements necessary for outdoor public recreation. Such improvements must be portable, mobile or easily removed. . No individual facility may exceed ____ square feet.
2. Permanent public infrastructure, such as storm and sanitary sewers and underground water lines can not be extended to serve any outdoor public recreation use within the SAVUR.
3. Construction of any structure necessitating a foundation is not permitted for any outdoor recreation use within the SAVUR.
4. Such recreational facilities and uses should serve primarily the local recreational needs of the local community and not present events that invite participation from the greater City, County or Region.
5. On-site assembly or population criteria: ideas include – population density criteria – persons per acre average and maximum,
6. Any such use does not alter the application of the Urban Reserve “triggers” nor the specific planning process as stated below.