

## Draft Prerequisite Conditions For USA Expansion

1. The Northern Neighborhood District (Revised) Urban Reserve (includes Focus Area 2 and 3) may not be considered for inclusion into the Urban Service Area (USA) unless the following conditions are met:
  - a. The applicant prepares a detailed project summary that includes:
    - i. A detailed project description
    - ii. The amount and type of proposed dwelling units
    - iii. The expected square footage of commercial space
    - iv. A site plan that indicates the location of dwelling units by type and intensity;
  - b. The applicant provides an analysis that demonstrates that the proposed USA expansion satisfies the General Plan Goals and Policies included in Attachment A. The analysis shall include a vacant land inventory analysis that demonstrates that there is less than a ten-year supply of vacant residential land remaining within the USA;
  - c. The applicant provides an urban services analysis that demonstrates that City service levels will be maintained at the levels existing at the time of the USA application with the inclusion of the proposed development;
  - d. The applicant demonstrates that emergency (Fire, emergency medical, and Police) response times will be maintained at the levels existing at the time of the USA application with the inclusion of the proposed new development.
  
2. The East Gilroy Employment Center Urban Reserve (Focus Area 8) may not be considered for inclusion into the USA unless the following conditions are met:
  - a. The applicant demonstrates that a specific company has notified the city of its intent to develop a property outside the USA;
  - b. The applicant demonstrates that there are no other parcels of land within the USA that meet the size, location or other unique characteristics required by the company; and
  - c. The applicant demonstrates that the proposed project will: provide a significant number of high-paying jobs, contribute substantially to the City's tax revenues, or provide significant new public facilities or public works.

## **Draft Prerequisite Conditions For Annexation**

1. The Northern Neighborhood District (Revised) Urban Reserve (includes Focus Area 2 and 3) may not be considered for annexation into the city unless the following conditions are met:
  - a. The applicant provides an analysis that demonstrates that the proposed annexation satisfies the General Plan Goals and Policies included in Attachment A. The analysis shall include a vacant land inventory analysis that demonstrates that there is less than a ten-year supply of vacant residential land remaining within the city limits;
  - b. The applicant provides an urban services analysis that demonstrates that City service levels will be maintained at the levels existing at the time of the USA application with the inclusion of the proposed development;
  - c. The applicant demonstrates that emergency (Fire, emergency medical, and Police) response times will be maintained at the levels existing at the time of the USA application with the inclusion of the proposed new development.
  - d. Approval of a Specific Plan for the area
  
2. The East Gilroy Employment Center Urban Reserve (Focus Area 8) may not be considered for annexation unless the following conditions are met:
  - a. The applicant demonstrates that a specific company has notified the city of its intent to develop a property within the Urban Reserve;
  - b. The applicant prepares a detailed project summary that includes:
    - i. A detailed project description
    - ii. The amount and type of proposed employment land uses
    - iii. The expected square footage of the proposed development
    - iv. A site plan that indicates the location, type and intensity of the project;
  - c. The applicant demonstrates that there are no other parcels of land within the city limits that meet the size, location or other unique characteristics required by the company; and
  - d. The applicant demonstrates that the proposed project will provide a significant number of high-paying jobs, contribute substantially to the City's tax revenues, or provide significant new public facilities or public works.