

Attachment A

Prerequisite Conditions For USA Expansion

April 8, 2015

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;
 - v. A circulation plan/study
 - 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, including water supply, will be maintained at established target levels of service at the time of the USA application with the inclusion of the proposed new 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 land use is needed and there are no other parcels of land within the USA that meet the size, location or other unique characteristics required by the company; and
 - b. The applicant provides a full site plan and description of the proposed project; 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; and
 - d. The applicant demonstrates that the proposed project is consistent with the goals and policies of the General Plan, including service levels and water supply.