

# THE ENVELOPE PLEASE...

Buildout  
Assumptions  
for  
Programmatic  
EIRs

# INTRODUCTIONS

- Joanna Jansen, AICP, LEED AP, *PlaceWorks*
- Christian Cebrian, *Cox, Castle & Nicholson* – legal framework
- Andrew Crabtree, Director of Community Development, *City of Santa Clara*

# WHAT IS THIS PANEL ABOUT?

- Is it ever ok to analyze something less than full buildout as the “envelope” of development? When and why?
- How can you do it defensibly?
- Christian: legal framework
- Joanna: methodology
- Andrew: practitioner experience


# TERMINOLOGY

- **Maximum buildout**
- **Full buildout**
- **Theoretical buildout**
- **Long-term buildout**



**Maximum development of every parcel allowable based on planning policy and regulations**

- **Horizon development**
- **Projected development**
- **2035 development**
- **Near term buildout**



**Something less than full buildout; the amount of development that is “reasonably foreseeable” within the lifetime of the plan.**

# PURPOSES OF CEQA



**Disclosure of  
Impacts**



**Identify  
Mitigation**

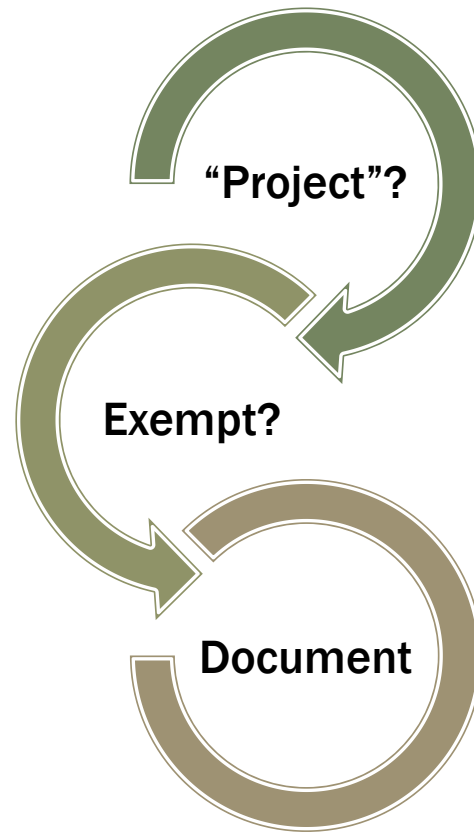


**Reduce  
Impacts**



**Accountability**

# THREE STEPS OF CEQA



# PROJECT LEVEL EIR

- **“The degree of specificity required in an EIR will correspond to the degree of specificity involved in the underlying activity which is described in the EIR[¶]... An EIR on a construction project will necessarily be more detailed in the specific effects of the project than will be an EIR on the adoption of a local general plan....” (Guidelines § 15146.)**
- **A “Project EIR” examines the impacts of a specific development project. (Guidelines § 15161)**

# PROGRAM LEVEL EIR

- Prepared for a series of actions that can be characterized as one large project
- Includes projects related to adoption of plans.
- Vehicle to analyze broad policy considerations and program-wide mitigation measures at a time of greater flexibility. (Guidelines § 15168(b).)
- If a later activity is within the scope of the program or plan, you can streamline the environmental review of later activities.



# ANALYSIS OF IMPACTS

- **An EIR must analyze both the direct physical changes to the environment resulting from a project as well as the “reasonably foreseeable” indirect environmental impacts of a project. (Guidelines § 15064(d).)**
- **Indirect impacts, such as those that could result from a legislative planning action, do not include speculative impacts or impacts that are unlikely to occur. (Guidelines § 15064(d)(3).)**

# ANALYSIS OF IMPACTS

- An EIR for actions such as a “the adoption or amendment of a comprehensive zoning ordinance or a local general plan should focus on the secondary effects “that can be *expected* to follow” from that action. (CEQA Guidelines § 15146(b) [emphasis added].)
- An “EIR is not required to engage in speculation in order to analyze a ‘worst case scenario.’” (*Napa Citizens for Honest Government v. Napa County Bd. of Supervisors* (2001) 91 Cal.App.4th 342, 373.)

# ANALYSIS OF IMPACTS

- “It has long been recognized that premature attempts to evaluate effects that are uncertain to occur or whose severity cannot reliably be measured is ‘a needlessly wasteful drain of the public fisc.’” (*Environmental Council of Sacramento v. City of Sacramento* (2006) 142 Cal.App.4th 1018.)

# ANALYSIS OF IMPACTS

- **"an EIR must include an analysis of the environmental effects of future expansion or other action if:**
  - **(1) it is a reasonably foreseeable consequence of the initial project; and**
  - **(2) the future expansion or action will be significant in that it will likely change the scope or nature of the initial project or its environmental effects. "**

***(Laurel Heights Improvement Assn. v. Regents of University of California (1988) 47 Cal.3d 376.)***

# WHAT IS SUBSTANTIAL EVIDENCE?

- Includes facts, reasonable inferences based on facts, expert opinion based on facts.
- Does not include argument, speculation, unsubstantiated opinion, erroneous information. (CEQA § 21080(e); Guidelines § 15384.)
- A reasonable buildout assumption, reflecting impacts “*expected*” to occur as a result of a planning action, should be supported by substantial evidence.



# CASE LAW EXAMPLES

*ROUND VALLEY ALLIANCE V. COUNTY OF INYO* (2007) 157  
CAL.APP.4TH 1437

- Zoning applicable to a residential subdivision project arguably permitted accessory dwelling units by right.
- The court held that the EIR was not required to have analyzed the environmental impacts associated with those potential secondary units.
- “Even if the building of some second units might be foreseeable, it is impossible to predict how many units will be built, the size of such units, on which lots they might be built, their location within a lot, the visibility of a second unit from outside the subdivision, or how such units might impact the environment.”

# CASE LAW EXAMPLES

*MOLANO V. CITY OF  
GLENDALE (2009) 2009 WL 428800*

- **Specific Plan EIR not required to analyze maximum buildout.**
- **EIR determined reasonable buildout scenario based on parcels likely to redevelop and reasonable densities on those parcels using market analyses.**

# BUT SEE . . .

- *Bozung v. LAFCO* (1975) 13 Cal. 3d 263
- *City of Carmel-by-the-Sea v. County of Monterey* (1986) 183 Cal.App.3d 229
- *City of Redlands v. County of San Bernardino* (2002) 96 Cal.App.4<sup>th</sup> 398
- *San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4<sup>th</sup> 647



# PROS OF REASONABLE BUILDOUT

- **Overestimating development exaggerates potential impacts and scares the community.**
- **May lead to alteration of land plan that does not meet community's long term needs due to misperception of the impacts of the proposed plan.**
- **Overestimating buildout leads to over-mitigating.**

# CONS OF REASONABLE BUILDOUT

- **The comment will come that assumptions underestimate impacts.**
- **May reduce opportunities for streamlining and tiering.**
- **Might be better to bite bullet on opposition to growth.**



# ANTICIPATE CONCERNS

- **Do a full EIR (not a Neg Dec)**
- **CEQA requires analysis of full buildout**
  - **“the whole of the action.”**
- **Horizon development assumptions are too low**
- **Analyzing horizon development misleads public and decision-makers**

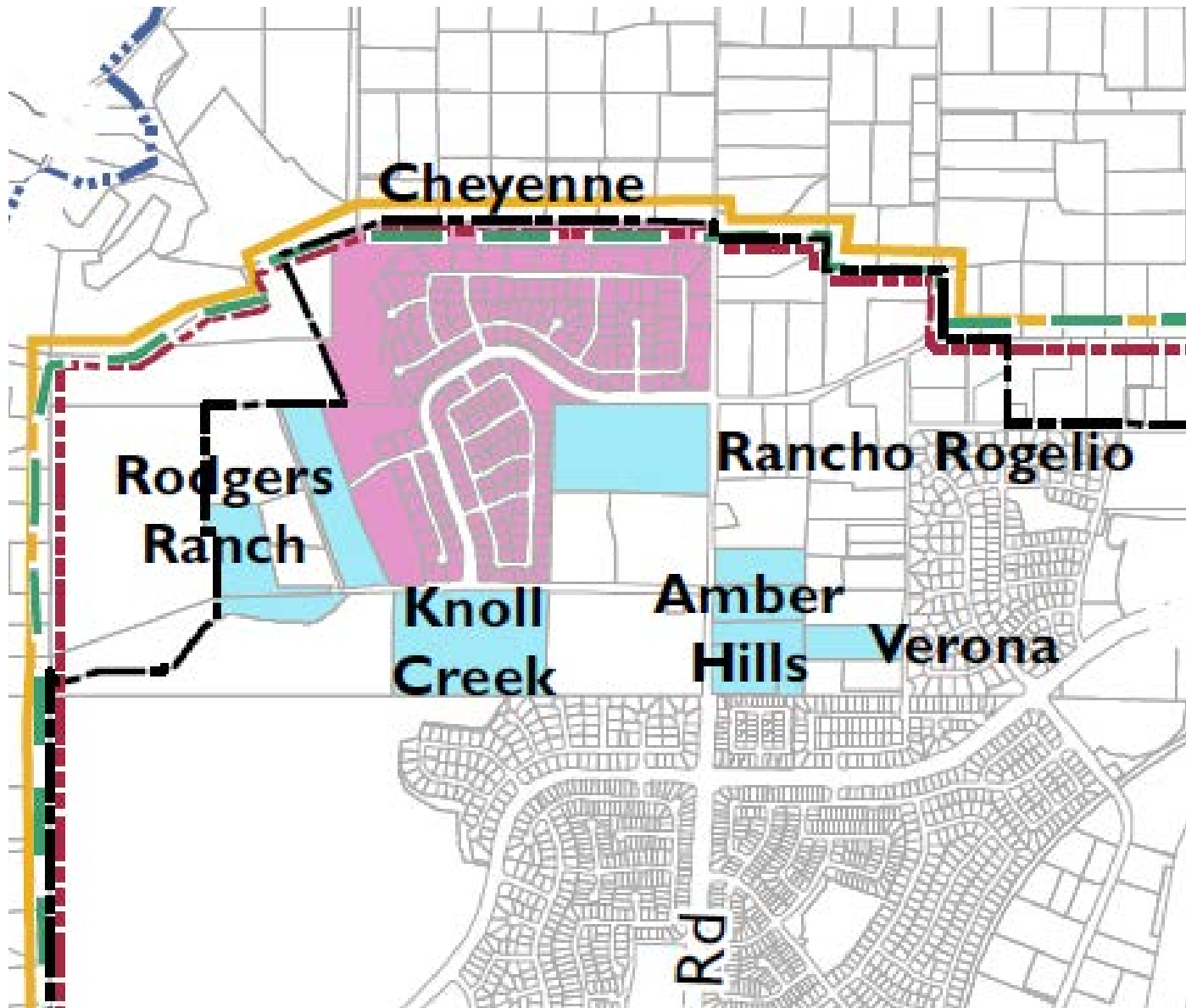
# FORECAST CAREFULLY

- **Must be defensible (more on this next)**
- **Err on the side of overestimating (but not grossly)**
- **Check against benchmarks and adjust if necessary**



# USE – AND DOCUMENT! - DATA

- Pipeline projects

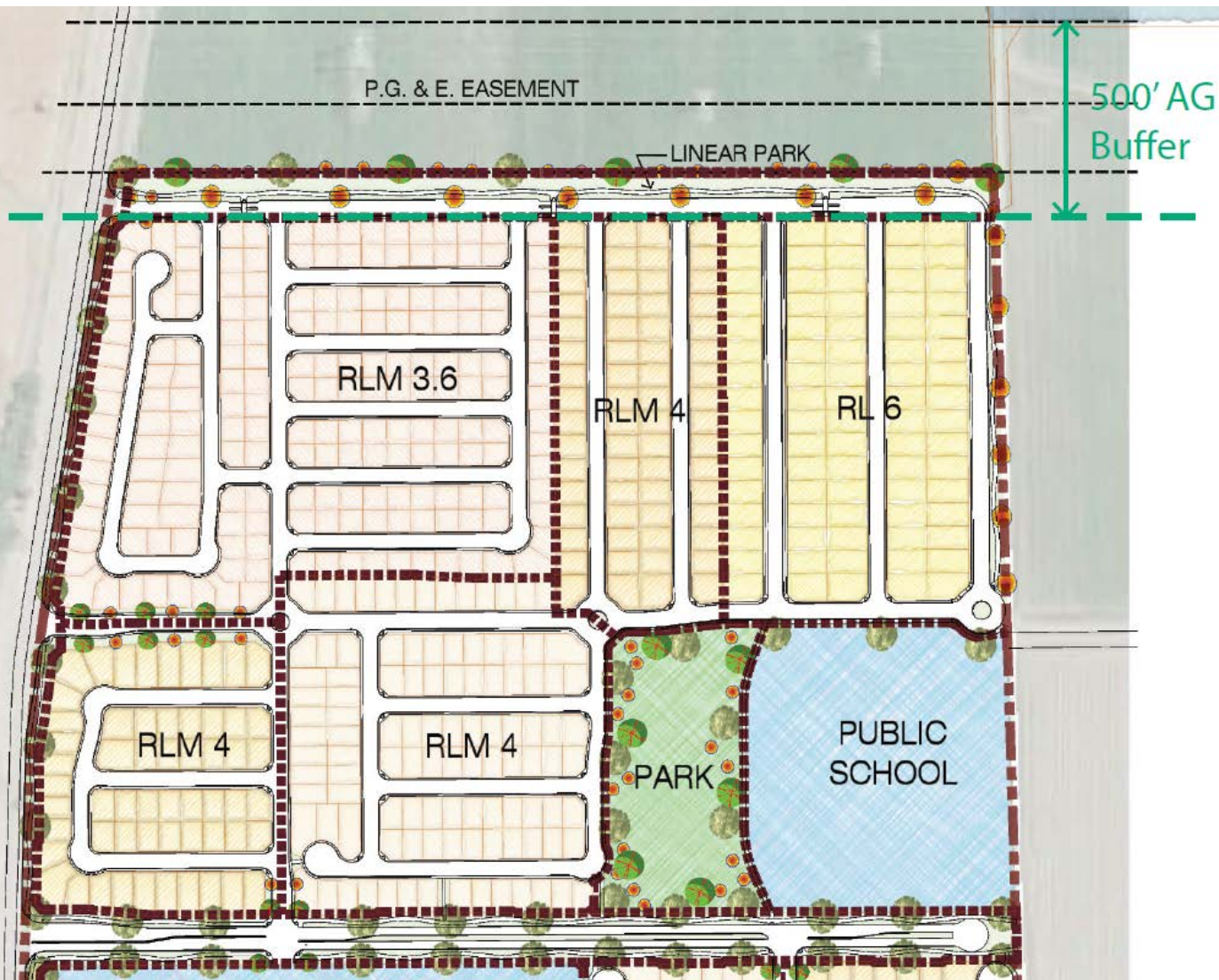


## PIPELINE PROJECTS



# USE – AND DOCUMENT! - DATA

- Pipeline projects
- Adopted Specific Plans



## ADOPTED SPECIFIC PLANS





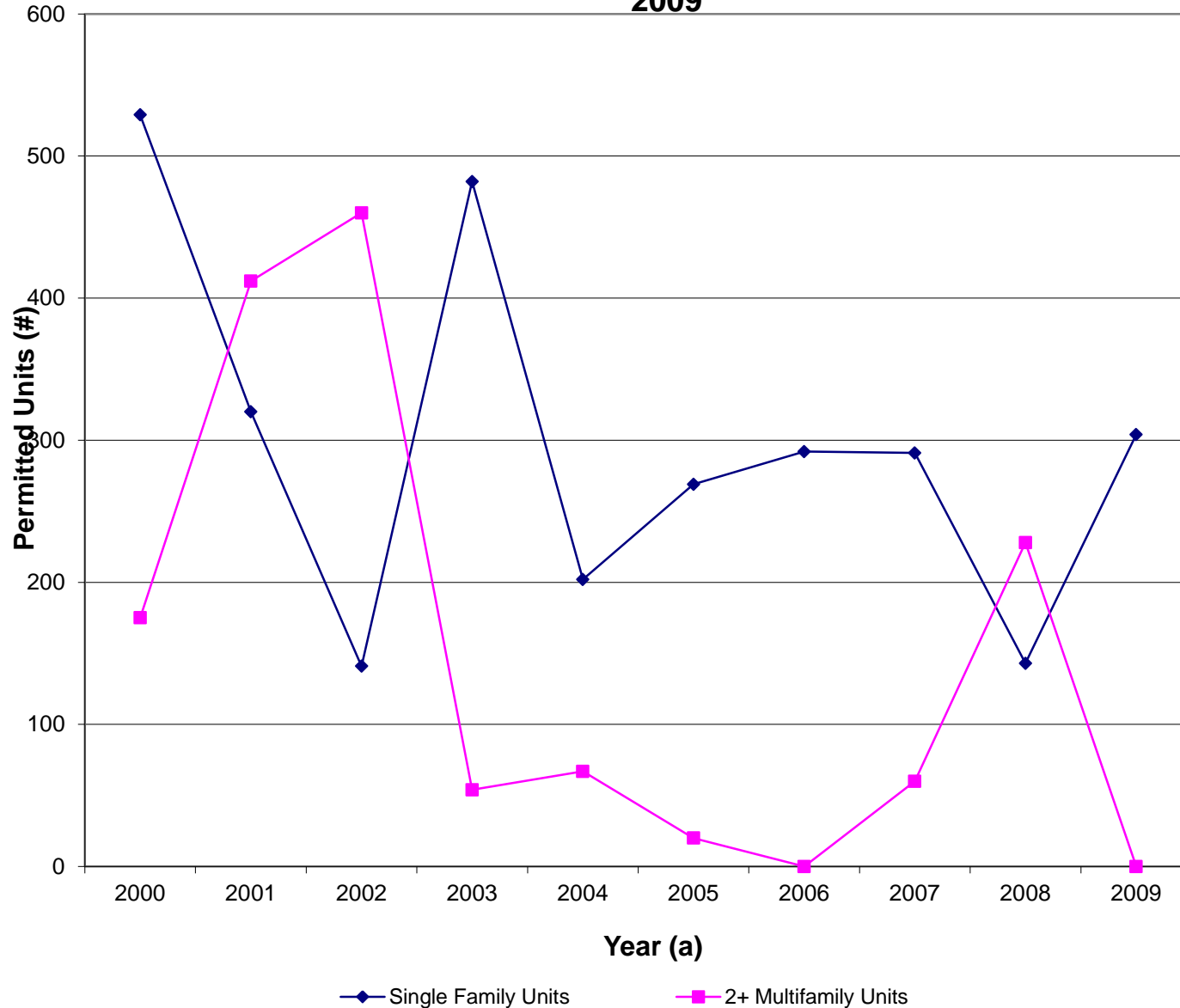
# USE – AND DOCUMENT! - DATA

- Pipeline projects
- Adopted Specific Plans
- Permit history – rate, density



## PERMIT HISTORY

**Figure 1: Building Permits in Vacaville by Unit Type, 2000-2009**



Note:

5/10/2010 (a) 2010 data was not included because only partial data is available.

**PERMIT  
HISTORY**

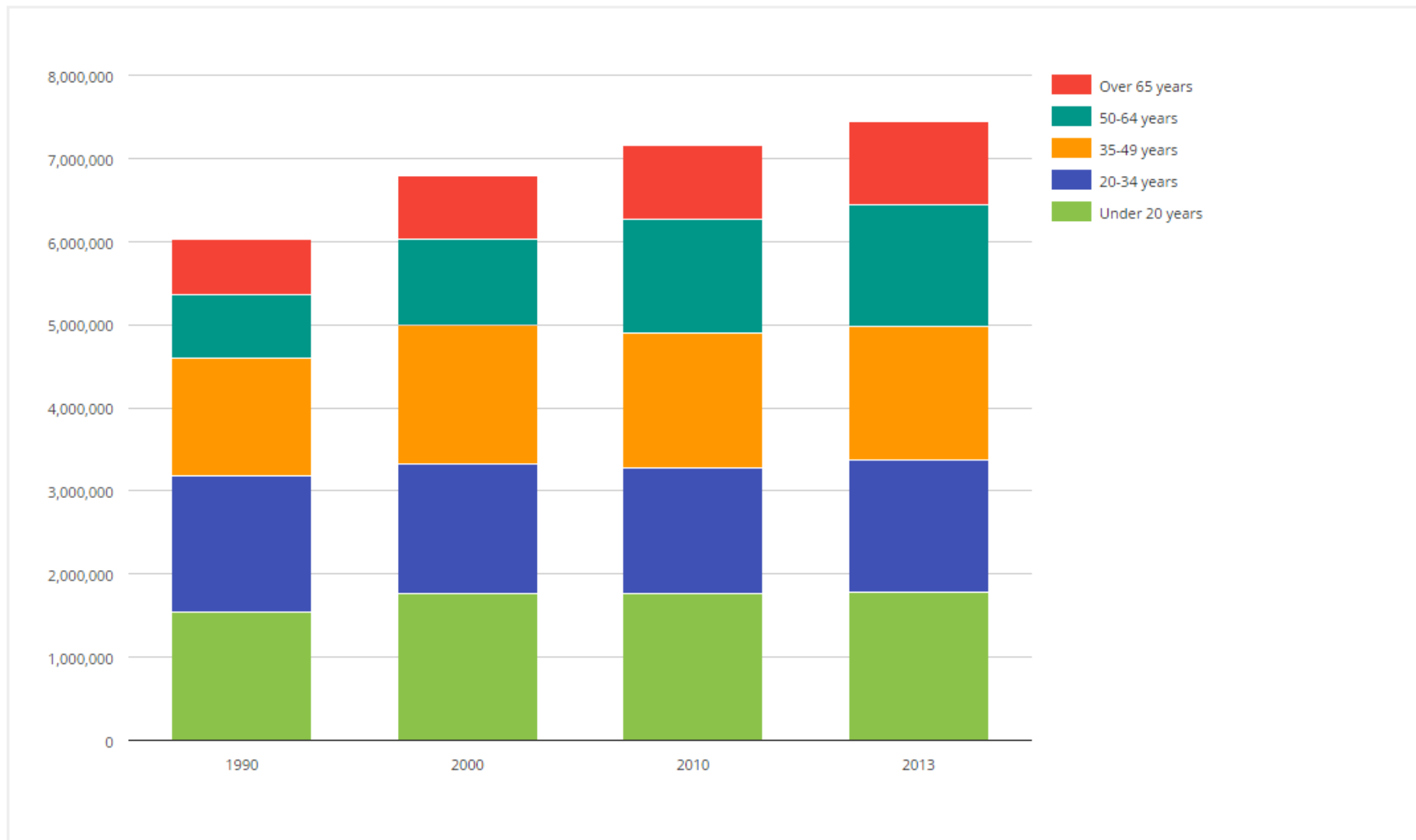


# USE – AND DOCUMENT! - DATA

- Pipeline projects
- Adopted Specific Plans
- Permit history – rate, density
- Demographics – past and future

**FIGURE 3.6**

### Age Distribution over Time (1990, 2000, 2010 and 2013)



Source: ABAG from US Census 1980, Census 1990, Census 2000 and American Community Survey 1-Year Estimates data



# USE – AND DOCUMENT! - DATA

- Pipeline projects
- Adopted Specific Plans
- Permit history – rate, density
- Demographics – past and future
- Market analyses

Population	16,769
Households	5,700
Family HHs	72%
Non-Family HHs	28%
Average HH Size	2.78
Household Income	
Less than \$75,000	60%
\$75,000 to \$150,000	33%
\$150,000 or More	7%
Median Income	\$63,723
Race / Ethnicity	
White	54%
Hispanic	26%
African American	10%
Asian	4%
Other	6%
Age	
Under 18	25%
18 to 64	65%
65+	10%
PM Peak Traffic Count <sup>a</sup>	5,268

## MARKET ANALYSES

Can be from  
other similar  
jurisdictions



# USE – AND DOCUMENT! - DATA

- Pipeline projects
- Adopted Specific Plans
- Permit history – rate, density
- Demographics – past and future
- Market analyses
- Industry rules of thumb



**PAST PERFORMANCE  $\neq$  FUTURE RESULTS**



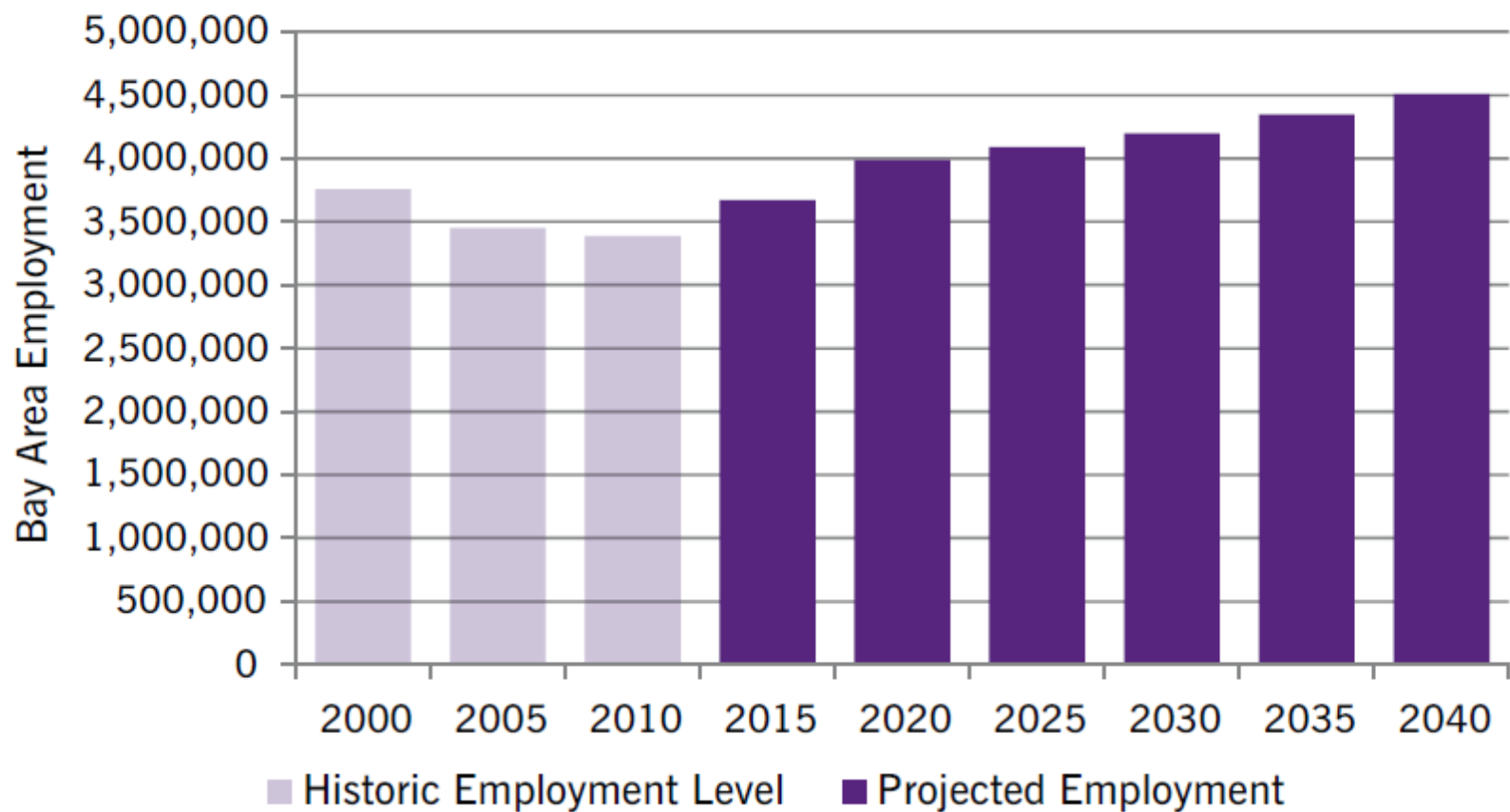
# PAST PERFORMANCE $\neq$ FUTURE RESULTS





# USE – AND DOCUMENT! - DATA

- Pipeline projects
- Adopted Specific Plans
- Permit history – rate, density
- Demographics – past and future
- Market analyses
- Industry rules of thumb
- Infrastructure capacity
- ABAG projections



Bay Area Employment 2000-2010, Projections Through 2040

# CALCULATE HORIZON DEVELOPMENT

## 1. Calculate full buildout

- + Land use designations and density
- + Mix of uses
- + Possibility of subdivision
- Environmental constraints
- Space for roads and infrastructure
- Existing units/sf redeveloped

# CALCULATIONS

## 2. Work backwards to horizon development

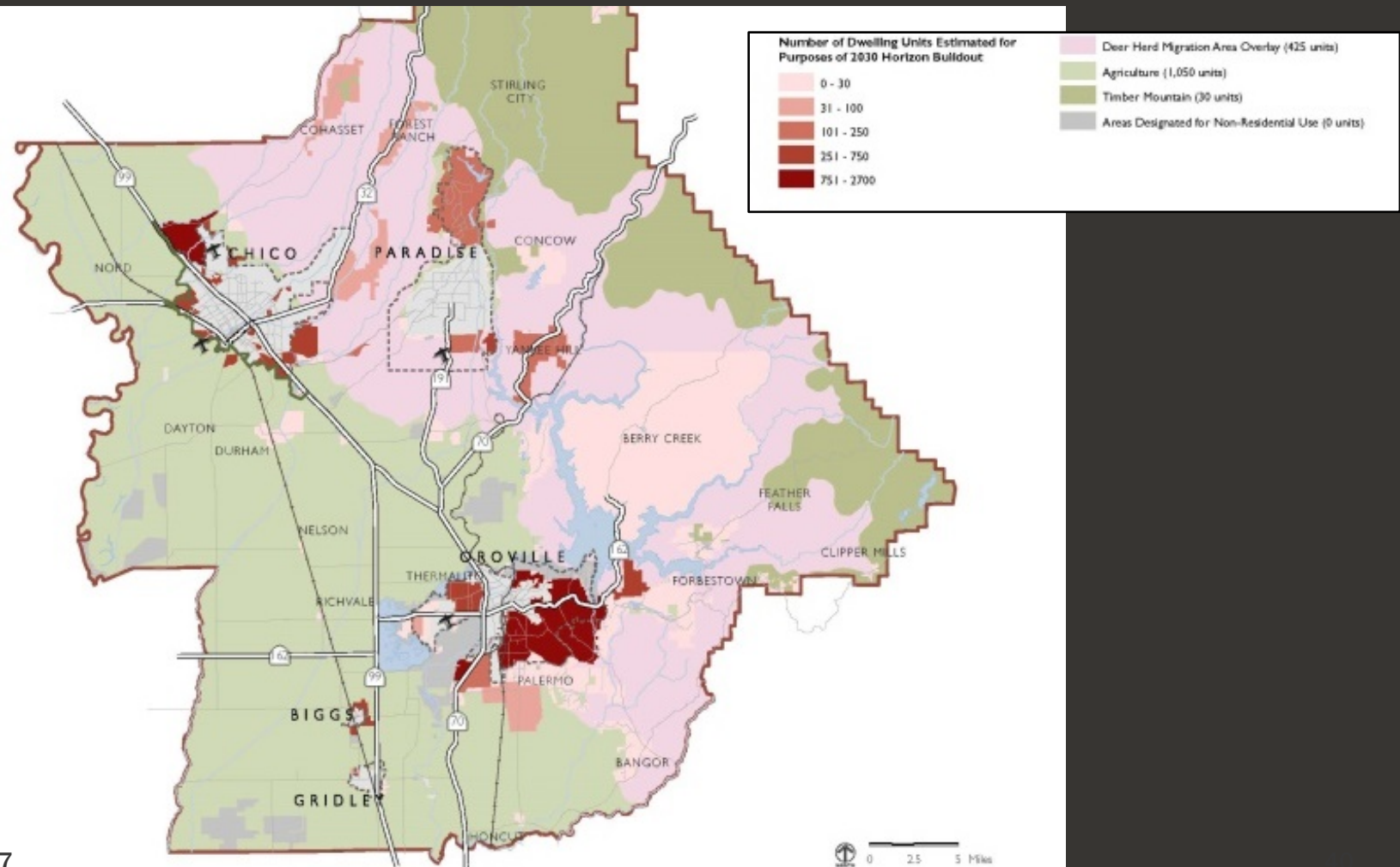
- + Vacant sites
- + Underutilized sites
- + Sites very likely or somewhat likely to redevelop
- + Approved and pipeline projects



# SPREADSHEET COLUMNS

- **Site size**
- **X Percent of site developable**
- **X Allowed density**
- **= Total units or SF**
- **X Percent built by horizon year**
- **= Horizon development**
- **Rationale**

# LOCATE HORIZON DEVELOPMENT



5/18/2017



# QUANTITATIVE VS. SPATIAL

quantitative



spatial



# CAUTIONS

- **Show your math**
- **Don't disregard full buildout**
- **EIR projections don't regulate future land use**
- **Plan should include a trigger for additional analysis if/when horizon development is reached – IF required by CEQA**



# PRACTITIONER'S ROLE

## 15604 (b)

The determination of whether a project may have a significant effect on the environment calls for **careful judgment** on the part of the **public agency** involved, based to the extent possible on **scientific and factual data**. An ironclad definition of significant effect is not always possible because the significance of an activity may vary with the setting. For example, an activity which may not be significant in an urban area may be significant in a rural area.

# EXAMPLE PROJECTS

- *Vision North San Jose*
- *Envision San Jose 2040*
- *Morgan Hill 2035*
- *Santa Clara General Plan / Housing Element*

# VISION NORTH SAN JOSE





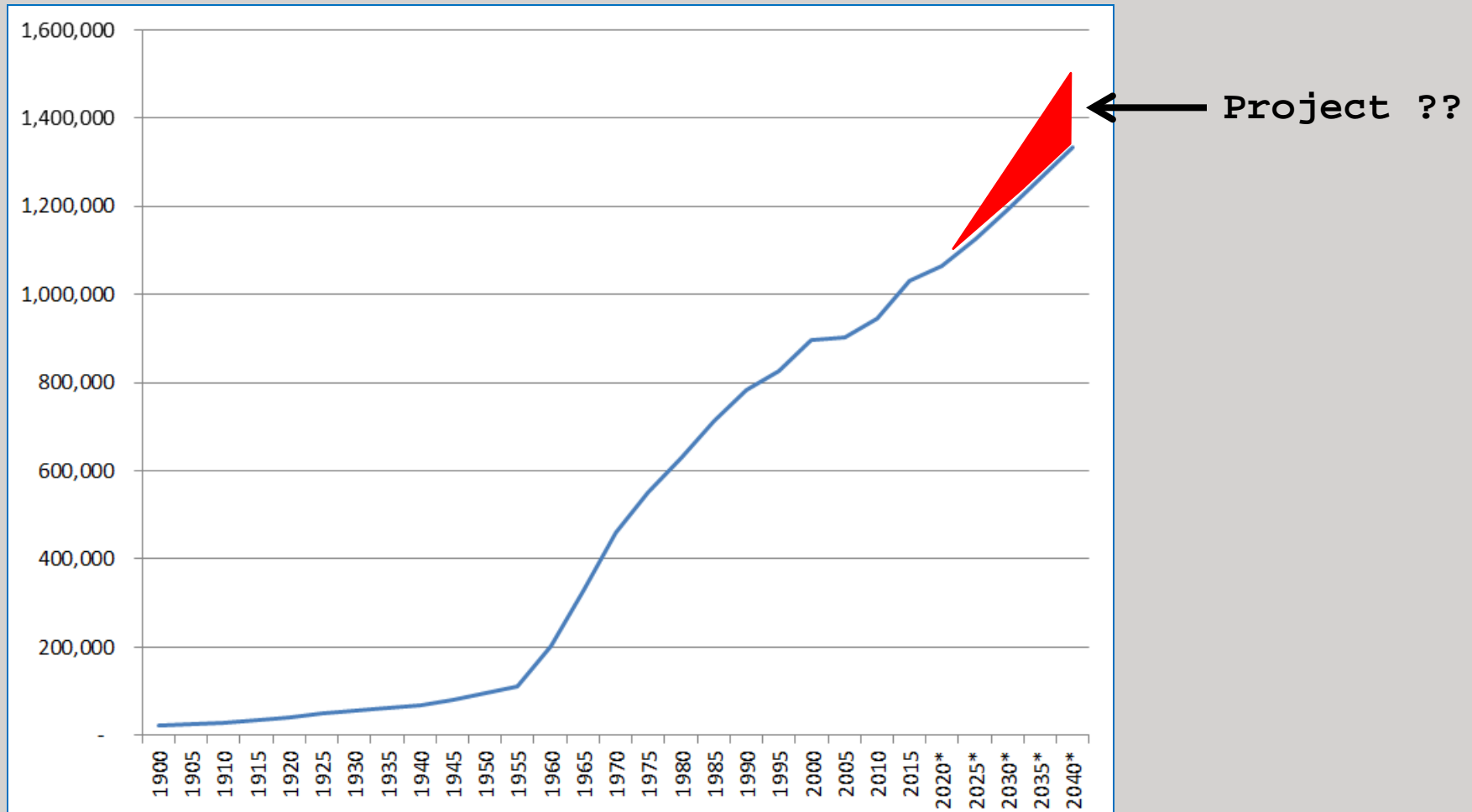
# VISION NORTH SAN JOSE



# VISION NORTH SAN JOSE

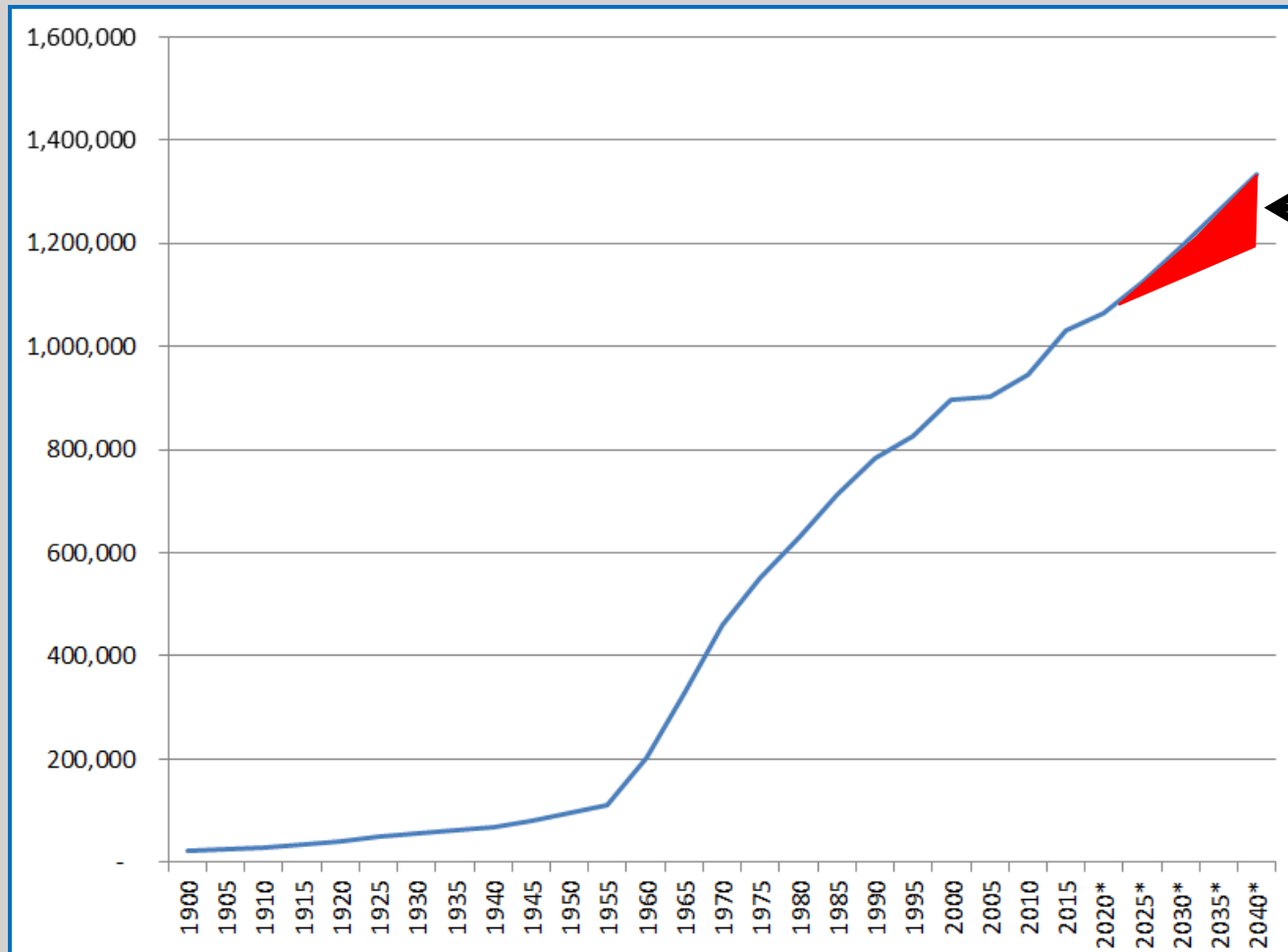
Book1 [Compatibility Mode] - Microsoft Excel																					
V42																					
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U
	APN	Acreeage	Address	Use	GP	Core?	Existing SF	SF Potential	Scenario A	Scenario B	Scenario C	Scenario D	Housing Units	Potentail Housing Units	Core SQ - A	Core SQ - B	Core SQ - C	Core SQ - D	Core DU	More Data	More Data
1	042-14-001	12,368	123 Main	IP	IP	Y	5,566	6,184	18,552	21,026	24,736	30,920	-	-	9,276	10,513	12,368	15,460	-	49,472	22,262
2	042-14-002	12,418	234 Main	IP	IP	Y	5,588	6,209	18,627	21,111	24,836	31,045	-	-	9,314	10,555	12,418	15,523	-	49,672	22,352
3	042-14-003	2,340	235 Main	IP	IP	Y	-	1,170	3,510	3,978	4,680	5,850	-	-	1,755	1,989	2,340	2,925	-	9,360	-
4	042-14-004	34,540	236 Main	IP	IP	Y	15,543	17,270	51,810	58,718	69,080	86,350	-	-	25,905	29,359	34,540	43,175	-	138,160	62,172
5	042-14-005	103,000	237 Main	IP	IP	Y	46,350	51,500	154,500	175,100	206,000	257,500	-	-	77,250	87,550	103,000	128,750	-	412,000	185,400
6	042-14-006	34,543	238 Elm	MF	MF	Y	-	17,272	51,815	58,723	69,086	86,358	23	60	25,907	29,362	34,543	43,179	60	138,172	-
7	042-14-007	23,434	239 Elm	IP	IP	Y	10,545	11,717	35,151	39,838	46,868	58,585	-	-	17,576	19,919	23,434	29,293	-	93,736	42,181
8	042-14-008	345	240 Elm	IP	IP	Y	155	173	518	587	690	863	-	-	259	293	345	431	-	1,380	621
9	042-14-009	4,543	241 Elm	IP	IP	Y	2,044	2,272	6,815	7,723	9,086	11,358	-	-	3,407	3,862	4,543	5,679	-	18,172	8,177
10	042-14-010	234,234	242 Elm	SF	MF	N	105,405	117,117	351,351	398,198	468,468	585,585	-	260	-	-	-	-	-	936,936	421,621
11	042-15-001	5,440	243 Elm	SF	MF	N	-	2,720	8,160	9,248	10,880	13,600	1	4	-	-	-	-	-	21,760	-
12	042-15-002	5,440	244 Elm	SF	MF	N	-	2,720	8,160	9,248	10,880	13,600	1	4	-	-	-	-	-	21,760	-
13	042-15-003	5,440	245 Elm	SF	MF	N	-	2,720	8,160	9,248	10,880	13,600	1	4	-	-	-	-	-	21,760	-
14	042-15-004	5,440	246 Elm	SF	SF	N	-	2,720	8,160	9,248	10,880	13,600	1	1	-	-	-	-	-	21,760	-
15	042-15-005	5,440	247 Elm	SF	SF	N	-	2,720	8,160	9,248	10,880	13,600	1	1	-	-	-	-	-	21,760	-
16	042-15-006	62,300	248 Elm	MF	MF	N	-	31,150	93,450	105,910	124,600	155,750	11	55	-	-	-	-	-	249,200	-
17	042-15-007	2,340	249 Elm	IP	IP	N	1,053	1,170	3,510	3,978	4,680	5,850	-	-	-	-	-	-	-	9,360	4,212
18	042-15-011	34,540	250 Elm	IP	IP	N	15,543	17,270	51,810	58,718	69,080	86,350	-	-	-	-	-	-	-	138,160	62,172
19	042-15-012	103,000	251 Elm	IP	IP	N	46,350	51,500	154,500	175,100	206,000	257,500	-	-	-	-	-	-	-	412,000	185,400
20	042-15-013	34,543	252 Elm	IP	IP	N	15,544	17,272	51,815	58,723	69,086	86,358	-	-	-	-	-	-	-	138,172	62,177
21	042-15-014	23,434	253 Elm	MF	MF	N	-	11,717	35,151	39,838	46,868	58,585	230	230	-	-	-	-	-	93,736	-
22	049-01-001	34,534	254 Elm	IP	IP	N	15,540	17,267	51,801	58,708	69,068	86,335	-	-	-	-	-	-	-	138,136	62,161
23	049-01-002	56,765	303 Oak	IP	IP	Y	25,544	28,383	85,148	96,501	113,530	141,913	-	-	42,574	48,250	56,765	70,956	-	227,060	102,177
24	049-01-003	2,435	256 Main	IP	MF	Y	-	1,218	3,653	4,140	4,870	6,088	-	2	1,826	2,070	2,435	3,044	2	9,740	-
25	049-01-004	24,354	257 Main	IP	MF	Y	10,959	12,177	36,531	41,402	48,708	60,885	-	45	18,266	20,701	24,354	30,443	45	97,416	43,837
26	049-01-005	7,546	258 Main	IP	MF	N	-	3,773	11,319	12,828	15,092	18,865	-	12	-	-	-	-	-	30,184	-
27	049-01-006	34,543	259 Main	IP	IP	N	15,544	17,272	51,815	58,723	69,086	86,358	-	-	-	-	-	-	-	138,172	62,177
28	049-01-007	34,677	260 Main	IP	IP	N	15,605	17,339	52,016	58,951	69,354	86,693	-	-	-	-	-	-	-	138,708	62,419
29	049-01-008	353,456	261 Main	IP	IP	N	159,055	176,728	530,184	600,875	706,912	883,640	-	-	-	-	-	-	-	1,413,824	636,221
30	049-05-003	456,565	262 Main	IP	IP	Y	205,454	228,283	684,848	776,161	913,130	1,141,413	-	-	342,424	388,080	456,565	570,706	-	1,826,260	821,817
31	049-05-004	4,564	263 Main	IP	IP	Y	-	2,282	6,846	7,759	9,128	11,410	1	-	3,423	3,879	4,564	5,705	-	18,256	-
32	049-05-006	3,454	264 Main	IP	IP	Y	-	1,727	5,181	5,872	6,908	8,635	1	-	2,591	2,936	3,454	4,318	-	13,816	-
33	049-05-009	34,543	265 Main	IP	IP	Y	15,544	17,272	51,815	58,723	69,086	86,358	-	-	25,907	29,362	34,543	43,179	-	138,172	62,177
34	049-06-001	345,434	266 Main	IP	IP	N	155,445	172,717	518,151	587,238	690,868	863,585	-	-	-	-	-	-	-	1,381,736	621,781
35	049-06-002	345,432	267 Main	MF	MF	N	-	172,716	518,148	587,234	690,864	863,580	355	-	-	-	-	-	-	1,381,728	-
36	049-06-003	123,456	268 Main	IP	IP	N	55,555	61,728	185,184	209,875	246,912	308,640	-	-	-	-	-	-	-	493,824	222,221
37	049-06-004	1,232	269 Main	IP	IP	N	-	616	1,848	2,094	2,464	3,080	-	-	-	-	-	-	-	4,928	-
38	049-06-005	123,212	270 Main	IP	IP	N	55,445	61,606	184,818	209,460	246,424	308,030	-	-	-	-	-	-	-	492,848	221,782
39	049-06-006	1,234	271 Main	SF	SF	N	-	617	1,851	2,098	2,468	3,085	-	1	-	-	-	-	-	4,936	-
40	049-06-007	5,434	272 Main	SF	SF	Y	2,445	2,717	8,151	9,238	10,868	13,585	-	1	4,076	4,619	5,434	6,793	1	21,736	9,781

# VISION NORTH SAN JOSE





# VISION NORTH SAN JOSE



← Project ??

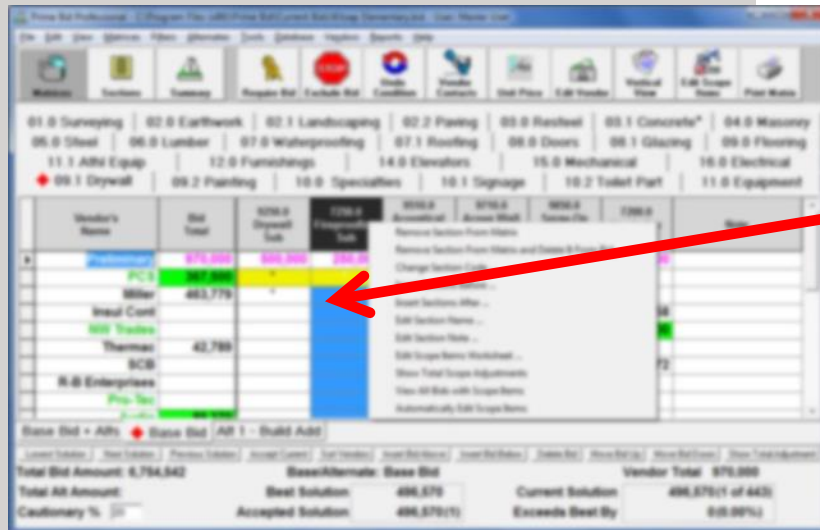
# ENVISION SAN JOSE 2040



***ENVISION******SAN JOSE******2040***

# ENVISION SAN JOSE 2040

## ■ Data Driven



Vendor's Name	Est. Total	100.0 Drywall Sub	100.0 Electrical Sub	100.0 Mechanical Sub	100.0 Plumbing Sub	100.0 Fire Alarm Sub	100.0 Security Sub	100.0 Other Sub
West Valley	875,000	875,000	875,000	875,000	875,000	875,000	875,000	875,000
Miller	463,779							
West Valley	42,780							
SCB								
S-B Enterprises								

Base Bid + Add: 875,000  
Total Bid Amount: 8,754,542  
Best Solution: 496,570  
Current Solution: 496,570 (1 of 443)  
Exceeds Best By: 0.00%





# ENVISION SAN JOSE 2040

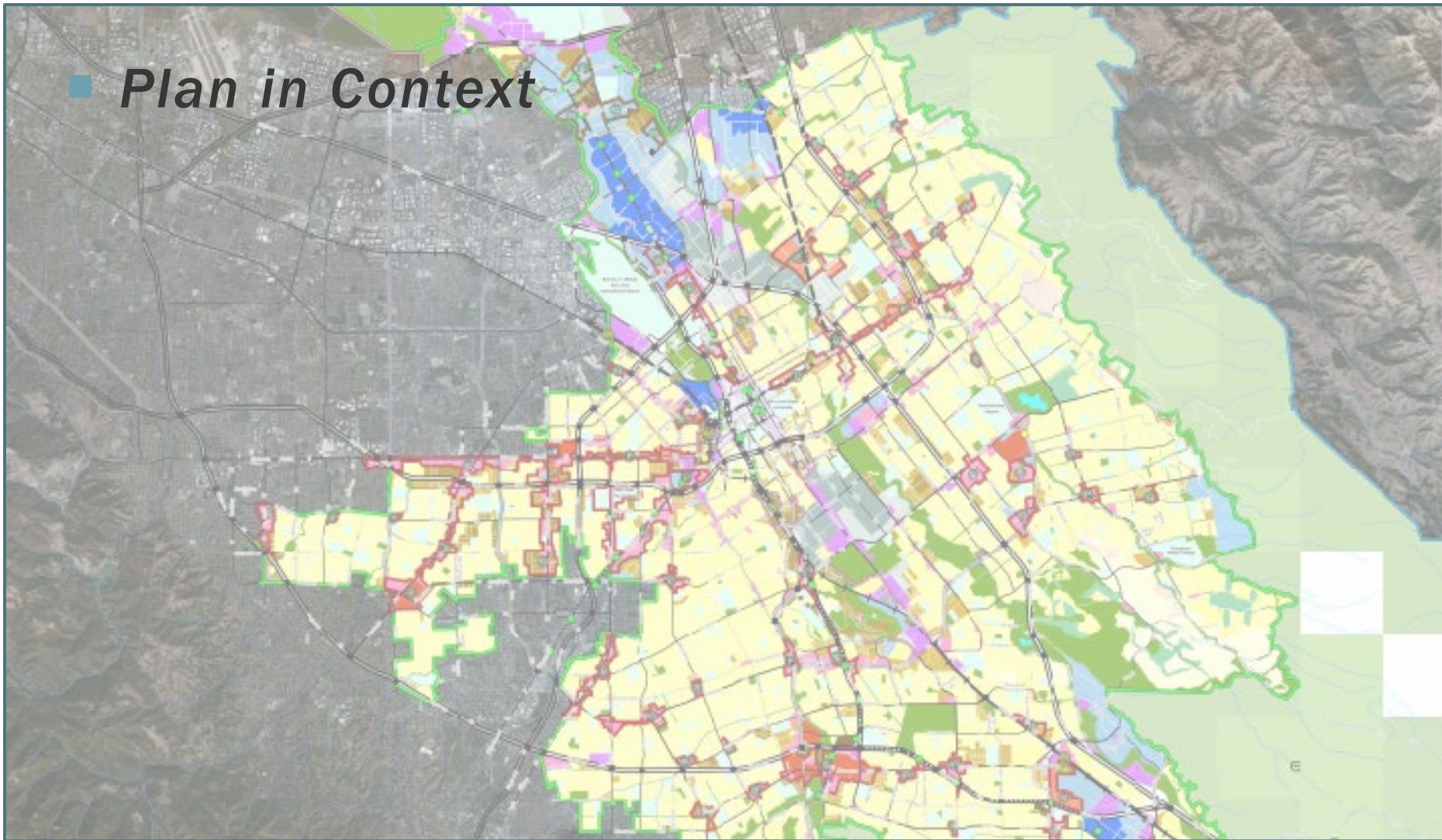
## Ground Truthing





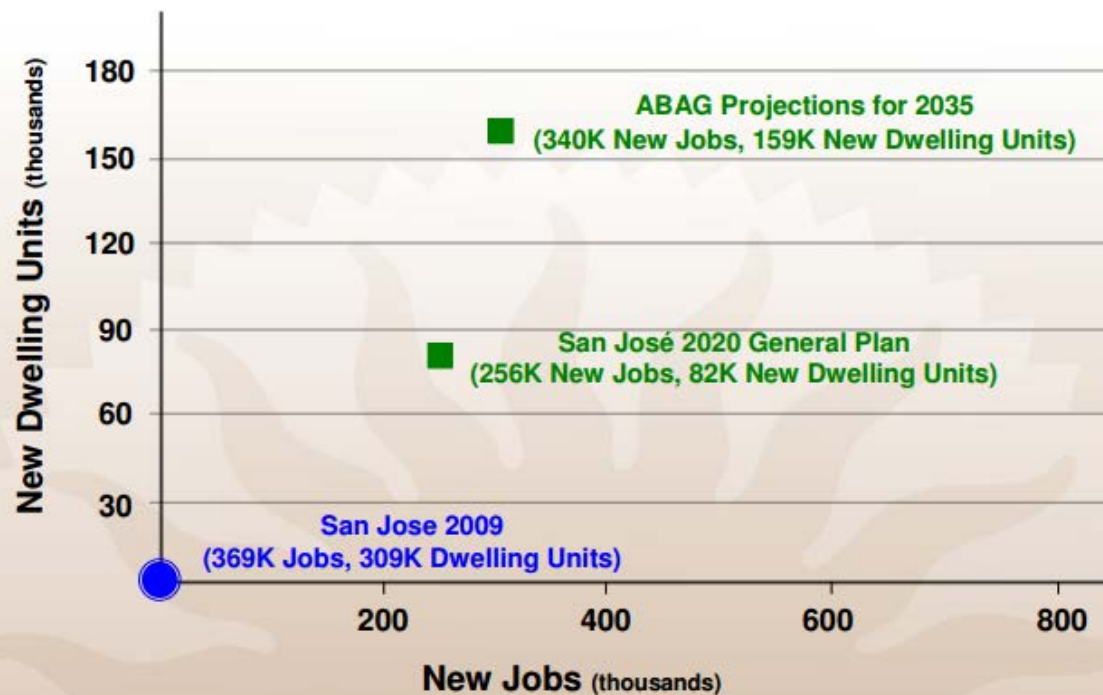
# ENVISION SAN JOSE 2040

■ *Plan in Context*



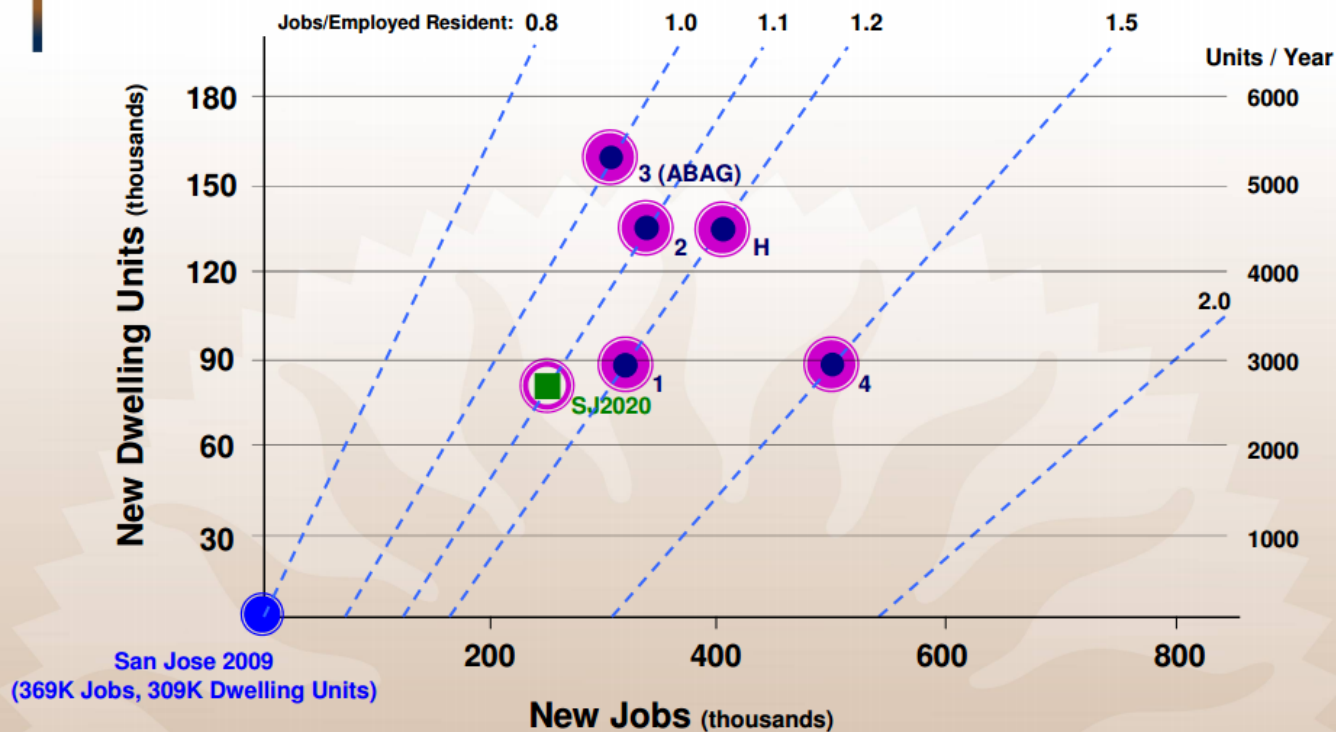
# ENVISION SAN JOSE 2040

## How Much Growth Capacity?



# ENVISION SAN JOSE 2040

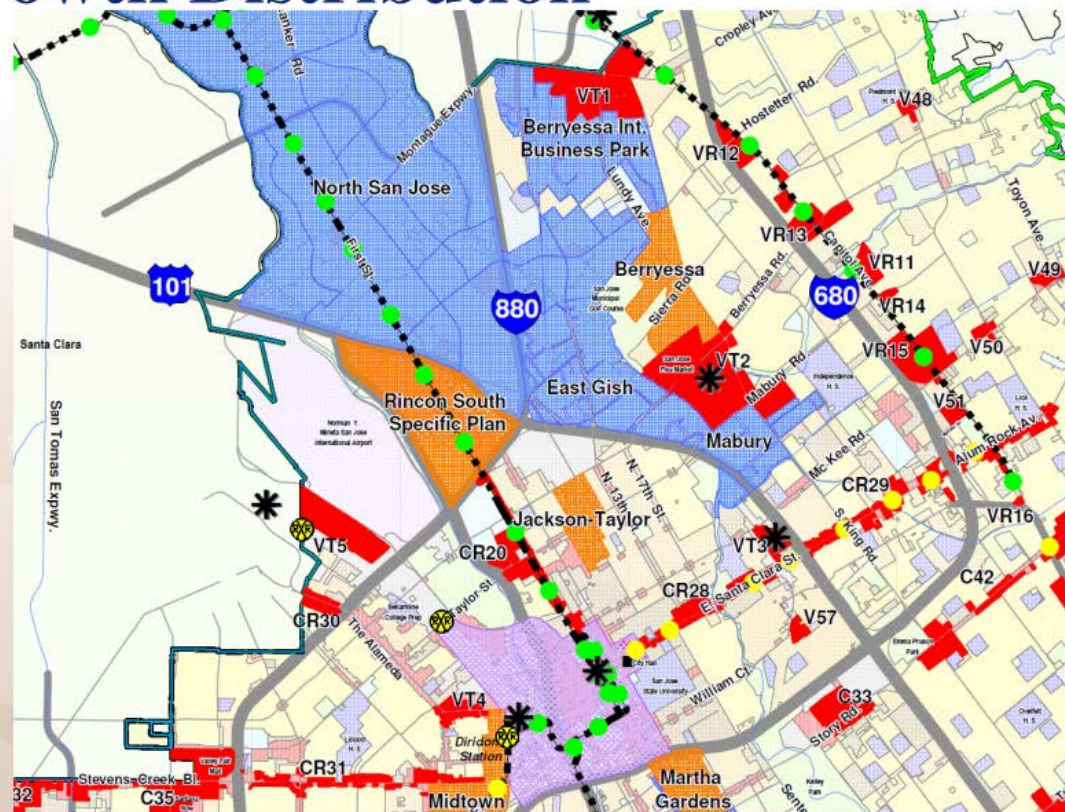
## Envision San José 2040 Study Scenarios





# ENVISION SAN JOSE 2040

## Growth Distribution





# ENVISION SAN JOSE 2040

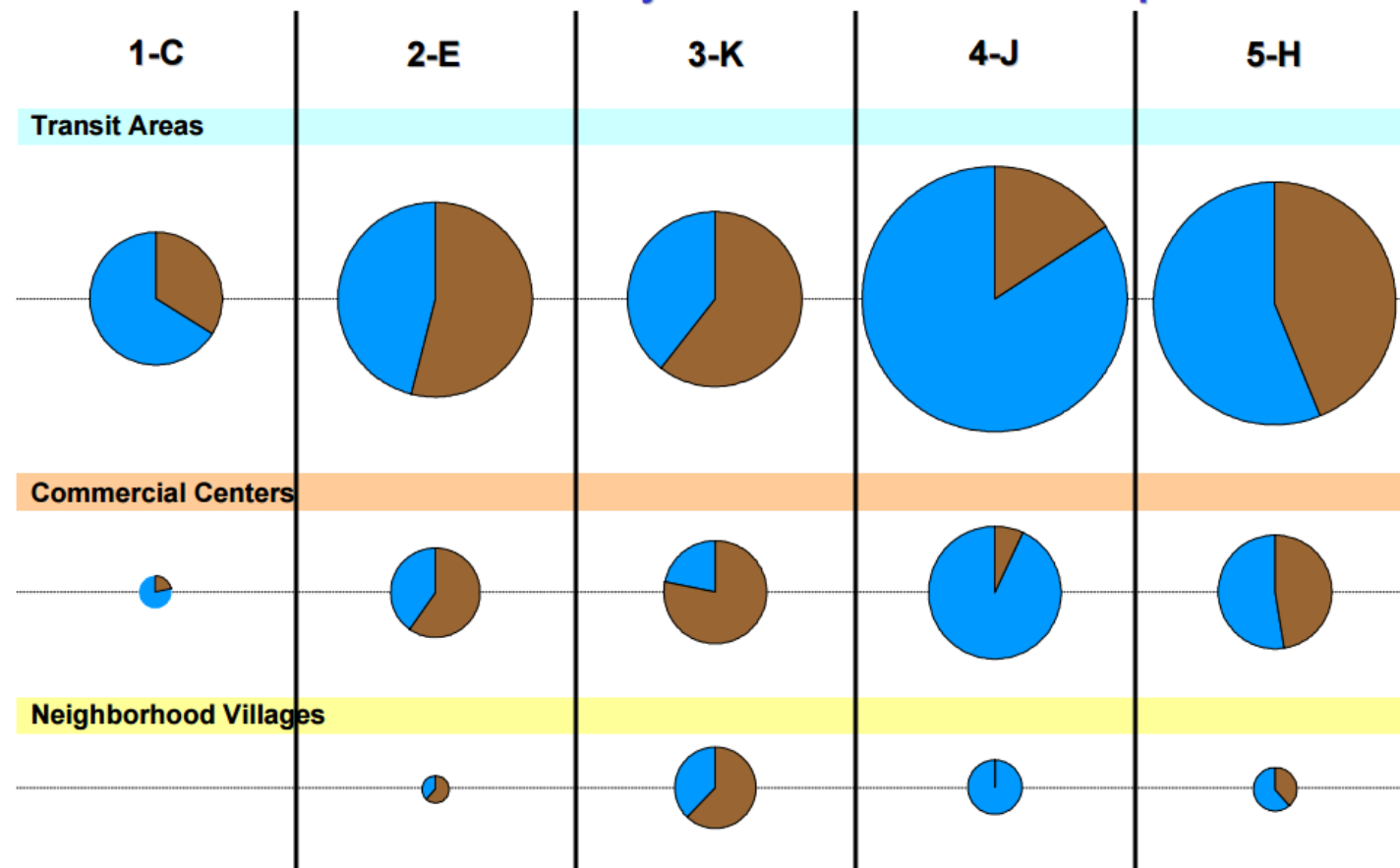
Scenario 1-C (716,000 Jobs and 398,000 Dwelling Units; 1.2 J/ER)													
Existing 2008 Development: 368,430 Jobs & 303,350 DU													
Growth Above Existing: 348,550 Jobs & 88,650 DU													
Scenario Summary Data													
	Total Jobs Added	Industrial Warehouse	Rd/Low-Rise	Mid & High Rise Office	Retail (Small)	Retail (Large)	Institutional/Other	Total DU Added	Total MFD	Total SFD	Total HH	Population Added (3.06 PHH)	
Total Job/DU Growth	348,550	39,682	149,815	131,040	16,685	6,651	3,476	88,650	84,446	4,205	85,858	262,727	
Downtown													
Downtown Sub-Total	48,500	-	-	42,998	5,502	-	-	8,530	8,531	-	8,069	24,698	
Specific Plan Areas													
Berkeley Planned Community	-	-	-	-	-	-	-	50	50	-	48	144	
Communications H&E Specific Plan	1,500	1,500	-	-	-	-	-	3,630	3,630	-	3,709	11,351	
Jackson Taylor Residential Strategy	-	-	-	-	-	-	-	1,190	1,190	-	1,153	3,527	
Marina Gardens Specific Plan	-	-	-	-	-	-	-	1,760	1,760	-	1,705	5,216	
Midtown Specific Plan	850	270	500	-	80	-	-	1,550	1,550	-	1,501	4,594	
Rincon South Specific Plan	3,000	350	150	2,200	300	-	-	10,250	10,250	-	9,946	30,494	
Tarmin Station Area Specific Plan	20	-	-	-	20	-	-	960	960	-	930	2,845	
Aliso Master Plan	21,270	12,604	6,000	-	-	2,686	-	40	40	-	39	119	
Evergreen Specific Plan	-	-	-	-	-	-	-	40	40	-	39	119	
Specific Plan Sub-Total	26,840	14,724	6,550	2,200	400	2,686	-	19,670	19,670	-	19,050	58,294	
Employment Land Areas													
Montgomery Business Corridor	1,000	1,000	-	-	-	-	-	-	-	-	-	-	
New Edenvale	15,625	9,000	6,625	-	-	-	-	-	-	-	-	-	
Old Edenvale Area (Berkeley)	22,425	-	7,769	14,186	430	-	-	-	-	-	-	-	
North Coyote Valley	50,000	-	50,000	-	-	-	-	-	-	-	-	-	
Evergreen Campus Industrial Area	11,500	-	11,500	-	-	-	-	-	-	-	-	-	
North San Jose (excluding Rincon South)	-	-	-	-	-	-	-	-	-	-	-	-	
Cora Area (excluding Rincon South)	55,000	-	1,500	51,000	2,500	-	-	6,000	6,000	-	5,811	17,762	
Orchard Parkway	2,150	-	2,150	-	-	-	-	-	-	-	-	-	
South of Cora	-	-	-	750	50	-	-	-	-	-	-	-	
Junction Ave. (South of Broken)	6,840	6,000	840	-	-	-	-	-	-	-	-	-	
Junction Ave. (North of Broken)	4,310	2,310	2,000	-	-	-	-	-	-	-	-	-	
Center Road	5,270	-	4,500	-	-	775	-	7,515	7,515	-	7,276	22,277	
Rodriguez Park	520	(165)	600	-	50	285	50	800	800	-	775	2,371	
North Central	4,400	-	4,300	-	-	-	50	3,170	3,170	-	3,025	9,274	
Tasman West	4,370	-	4,300	-	-	-	50	3,915	3,915	-	3,792	11,801	
Berkeley / International Business Park	9,700	-	9,700	-	-	-	-	-	-	-	-	-	
Matvey	1,000	1,000	-	-	-	-	-	-	-	-	-	-	
East Glen	1,000	1,000	-	-	-	-	-	-	-	-	-	-	
Santer Road	1,000	1,000	-	-	-	-	-	-	-	-	-	-	
Employment Land Sub-Total	196,230	26,745	105,874	66,876	3,050	1,355	150	21,350	21,350	-	20,877	63,275	
BART/Catrain Villages													
V17 - Lundy/Hilltop BART	16,800	-	(157)	16,643	-	131	-	-	-	-	-	-	
V12 - Berkeley BART / Berkeley Rd/Lundy Av	630	(203)	763	-	-	-	50	1,300	1,300	-	1,259	3,853	
V13 - Alum Rock BART	550	-	500	-	-	-	50	1,650	1,650	-	1,598	4,895	
V14 - Orinda / The Alameda (East)	370	-	274	-	68	-	28	250	250	-	242	741	
V15 - Santa Clara / Airport West (PMC)	1,600	-	1,600	-	-	-	-	-	-	-	-	-	
V16 - Blossom Hill / Hickey	-	-	-	-	-	-	-	-	-	-	-	-	
V17 - Blossom Hill / Montway Rd	-	-	-	-	-	-	-	-	-	-	-	-	
BART/Catrain Villages Sub-Total	19,350	(203)	860	18,946	68	131	128	3,200	3,200	-	3,099	9,481	
Light Rail Villages (Existing LRT)													
V18 - Cummer Light Rail/Catrain	50	-	-	-	-	-	50	-	-	-	-	-	
V19 - Race Street Light Rail	50	-	-	-	-	-	50	-	-	-	-	-	
V10 - Capitol Light Rail	70	-	-	-	-	-	70	-	-	-	-	-	
V11 - Potrero Center Light Rail	-	-	-	-	-	-	500	500	-	291	-	881	
V12 - N. Capitol Ave/Catrain	661	-	489	-	120	2	50	1,400	1,400	-	1,369	4,199	
V13 - N. Capitol Ave/Berkeley Rd	1,395	-	1,040	-	244	5	100	950	950	-	920	2,815	
V14 - N. Capitol Ave/Matvey Rd	30	-	70	-	15	-	5	60	60	-	58	176	
V15 - N. Capitol Ave/Catrain	1,285	-	1,175	-	235	5	120	1,050	1,050	-	1,017	3,112	
V16 - S. Capitol Ave/Catrain	9,324	-	6,826	-	1,601	32	705	705	705	-	676	2,074	
V17 - Oakridge Mall and Vicinity	795	-	587	-	145	3	60	530	530	-	513	1,571	
V18 - Blossom Hill Rd/Catrain Av	-	-	-	-	-	-	-	-	-	-	-	-	
V19 - Blossom Hill Rd/Sinclair Av	343	-	253	-	63	1	26	228	228	-	221	676	
East of San Jose	527	-	388	-	97	2	40	352	352	-	341	1,043	
West of San Jose	-	-	-	-	-	-	-	-	-	-	-	-	
Light Rail Villages (Existing LRT) Sub-Total	14,890	-	10,897	-	2,730	50	1,213	5,810	5,810	-	5,433	16,823	
Light Rail Corridors (Existing LRT)													
CR20 - N. 1st Street	1,265	-	935	-	230	4	96	850	850	-	823	2,515	
CR21 - Southwest Expressway	3,616	-	2,818	-	591	13	260	2,580	2,580	-	2,499	7,646	
Light Rail Corridors (Existing LRT) Sub-Total	5,881	-	3,752	-	821	18	354	3,430	3,430	-	3,322	10,161	
Light Rail Villages (Planned LRT)													
V20 - Arcadia/Emerygate (potential) Light Rail	570	-	298	-	157	113	2	-	-	-	-	-	
V21 - E. Capitol Ave/Silver Creek Rd	550	-	407	-	100	2	41	370	370	-	358	1,097	
V22 - Montway Hwy/San Jose Rd	665	-	400	-	122	2	51	450	450	-	436	1,334	
V23 - W. Capitol Ave/Matvey Rd	460	-	340	-	84	2	35	310	310	-	300	918	
V24 - E. Capitol Ave/Silver Creek	-	-	-	-	-	-	-	-	-	-	-	-	
V25 - W. Capitol Ave/Silver Creek	-	-	-	-	-	-	-	-	-	-	-	-	
V26 - W. Capitol Ave/Silver Creek	-	-	-	-	-	-	-	-	-	-	-	-	
Light Rail Villages (Planned LRT) Sub-Total	2,245	-	1,535	-	463	119	129	1,130	1,130	-	1,094	3,348	
Light Rail Corridors (Planned BRT/LRT)													
CR28 - E. Santa Clara Street	1,110	-	851	-	261	4	84	800	800	-	581	1,777	
CR29 - Alamo Park Avenue	1,700	-	1,304	-	324	8	136	800	800	-	775	2,371	
CR30 - The Alameda (West)	-	-	-	-	-	-	-	-	-	-	-	-	
CR31 - W. San Carlos Street	730	-	540	-	130	3	55	450	450	-	436	1,334	
CR32 - Stevens Creek Boulevard	1,360	-	1,060	-	247	5	100	800	800	-	672	2,064	
Light Rail Corridors (Planned BRT/LRT) Sub-Total	4,900	-	3,600	-	904	18	378	2,750	2,750	-	2,663	8,150	

Scenario 1-C (716,000 Jobs and 398,000 Dwelling Units; 1.2 J/ER)											
Existing 2008 Development: 368,430 Jobs & 303,350 DU											
Growth Above Existing: 348,550 Jobs & 88,650 DU											
Scenario Summary Data											
Total Jobs Added	Industrial Warehouse	Rd/ Low-Rise	Mid & High Rise Office	Retail (Small)	Retail (Large)	Institutional / Other	Total DU Added	Total MFD	Total SFD	Total HH	Population Added (3.06 PHH)
348,550	39,682	149,815	131,040	16,685	6,651	3,476	88,650	84,446	4,205	85,858	262,727
Commercial Center Villages & Corridors											
C30 - Story Rd/McLaughlin Av	-	-	-	-	-	-	-	-	-	-	-
C34 - Tule Park Xing Rd	-	-	-	-	-	-	-	-	-	-	-
North of Tule	1,52	-	112	-	27	1	12	35	-	-	34
South of Tule	1,566	-	1,158	-	283	7	118	385	385	-	354
C35 - Valley Center/Lantana Rise and Vicinity	3,450	-	2,480	-	685	13	53	160	-	-	1,082
C36 - Paseo del Saratoga and Vicinity	1,537	-	590	-	240	5	102	-	-	-	-
C37 - Santa Teresa Rd/Bernal Rd	1,085	-	790	-	190	5	89	-	-	-	-
C38 - Winchester Boulevard	2,063	-	1,650	-	375	12	157	600	400	-	387
C39 - S. Bascom Avenue (North)	1,191	-	880	-	215	5	91	400	400	-	387
C40 - S. Bascom Avenue (South)	590	-	425	-	105	5	45	400	400	-	387
C41 - Saratoga Avenue	-	-	-	-	-	-	-	-	-	-	-
C42 - Story Road	1,097	-	810	-	200	4	83	-	-	-	-
C43 - S. De Anza Boulevard	812	-	450	-	111	5	46	400	400	-	387
C44 - Camden/Bicolas Avenue	-	-	-	-	-	-	-	-	-	-	-
C45 - County Fairgrounds	1,190	408	600	-	75	-	107	600	600	-	581
C46 - Meridian / Parkway	-	-	-	-	-	-	-	-	-	-	-
Commercial Center Sub-Total	14,216	408	16,236	-	2,421	57	1,064	2,800	2,800	-	2,518
Neighborhood Villages											
V47 - Landess Av/McNeil Av	-	-	-	-	-	-	-	-	-	-	-
V48 - Piedmont Rd/Serra Rd	-	-	-	-	-	-	-	-	-	-	-
V49 - Piedmont Rd/Toyon Av	-	-	-	-	-	-	-	-	-	-	-
V50 - McKee Rd/Hwy14 Rd	-	-	-	-	-	-	-	-	-	-	-
V51 - N. Capitol Av/Menden Av	-	-	-	-	-	-	-	-	-	-	-
V52 - E. Capitol Exp/Contra Ln	-	-	-	-	-	-	-	-	-	-	-
V53 - Quincey Hgts. White Rd	-	-	-	-	-	-	-	-	-	-	-
V54 - Azusa Rd/San Felipe Rd	-	-	-	-	-	-	-	-	-	-	-
V55 - Fremont Village	-	-	-	-	-	-	-	-	-	-	-
V56 - EHRYS - Pleasant Hills Golf Course	-	-	-	-	-	-	-	-	-	-	-
V57 - S. 24th St/Wilham Ct	-	-	-	-	-	-	-	-	-	-	-
V58 - Monterey Rd/Cornwell Rd	-	-	-	-	-	-	-	-	-	-	-
V59 - Santa Teresa B/Collis Rd	-	-	-	-	-	-	-	-	-	-	-
V60 - Santa Teresa B/McNeil Av	-	-	-	-	-	-	-	-	-	-	-
V61 - Bollinger Rd/McNeil Av	-	-	-	-	-	-	-	-	-	-	-
V62 - Bollinger Rd/Lawrence Exp	-	-	-	-	-	-	-	-	-	-	-
V63 - Hamilton Av/Menden Av	-	-	-	-	-	-	-	-	-	-	-
V64 - Arroyo Exp/Middle Av	-	-	-	-	-	-	-	-	-	-	-
V65 - Foxworthy Av/Menden Av	-	-	-	-	-	-	-	-	-	-	-
V66 - Brimham Ln/Ford Av	-	-	-	-	-	-	-	-	-	-	-
V67 - Brimham Ln/Menden Av	-	-	-	-	-	-	-	-	-	-	-
V68 - Camden Av/Brimham Ln	-	-	-	-	-	-	-	-	-	-	-
V69 - Kossler Rd/Menden Av	-	-	-	-	-	-	-	-	-	-	-
V70 - Camden Av/Kossler Rd	-	-	-	-	-	-	-	-	-	-	-
V71 - Meridian Av/Piedmont Av	-	-	-	-	-	-	-	-	-	-	-
V72 - Arroyo Exp/Menden Av	-	-	-	-	-	-	-	-	-	-	-
V73 - Arroyo Exp/Va Valencia	-	-	-	-	-	-	-	-	-	-	-
Neighborhood Villages Sub-Total	-	-	-	-	-	-	-	-	-	-	-
Other Identified Growth Areas											
Vacant Lands	11,820	4,008	5,507	-	247	2,038	-	5,420	3,625	1,795	5,249
Enbridge & Net Bui	-	-	-	-	-	-	-	15,163	12,740	2,420	14,682
Coyle Valley Urban Reserve	-	-	-	-	-	-	-	-	-	-	-
South Alhambra Valley Urban Reserve	-	-	-	-	-	-	-	-	-	-	-
South Alhambra Valley Urban Reserve Sub-Total	11,820	4,008	5,507	-	247	2,038	-	30,583	16,375	4,205	19,931
Other Identified Growth Areas Sub-Total	11,820	4,008	5,507	-	247	2,038	-	30,583	16,375	4,205	19,931

# ENVISION SAN JOSE 2040

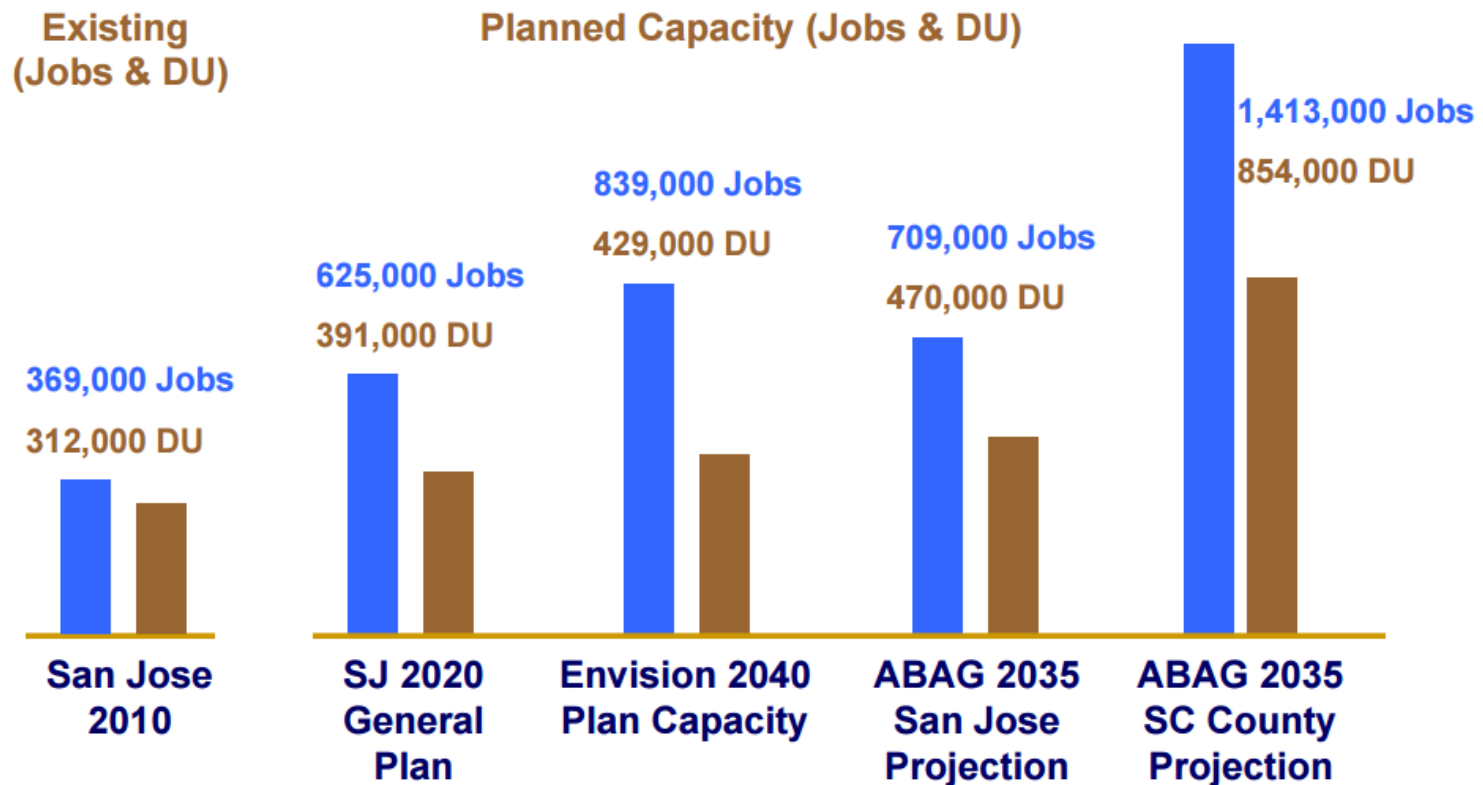
## ENVISION SAN JOSE 2040 STUDY SCENARIOS

### Task Force Land Use Study Scenarios Pie Chart Comparison



# ENVISION SAN JOSE 2040

## Concept: Regional Employment Center



# ENVISION SAN JOSE 2040

**“San Jose pays up to settle lawsuit that threatened general plan”**



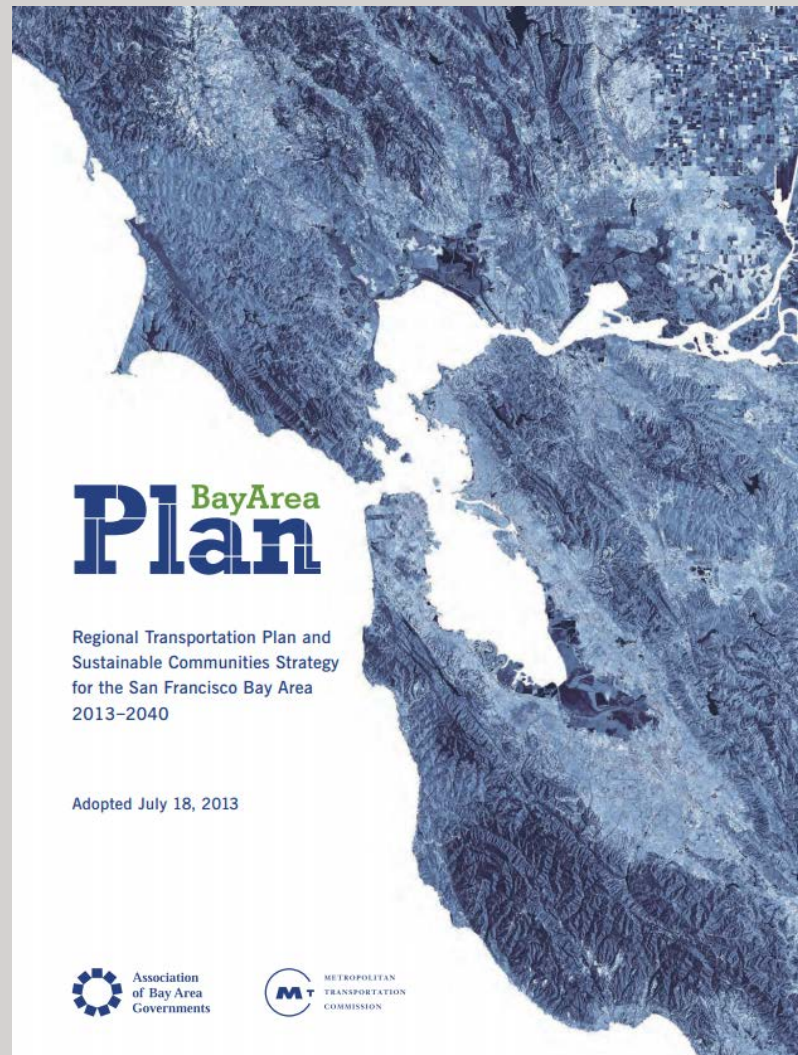


# MORGAN HILL 2035

## MORGAN HILL 2035



# MORGAN HILL 2035



# SANTA CLARA GENERAL PLAN



*Celebrating Our  
Past, Present and  
Future*



**CITY OF SANTA CLARA**  
**2010 - 2035 GENERAL PLAN**



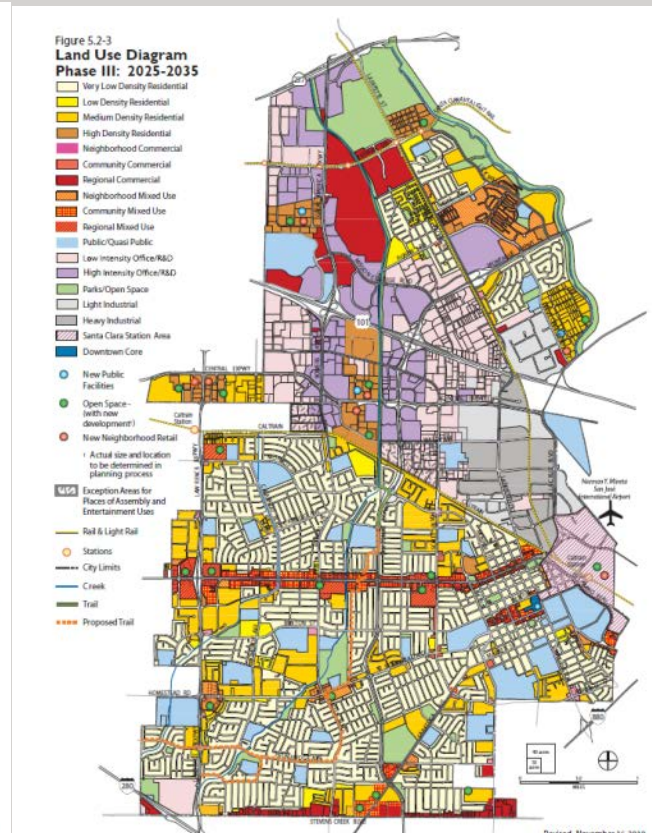
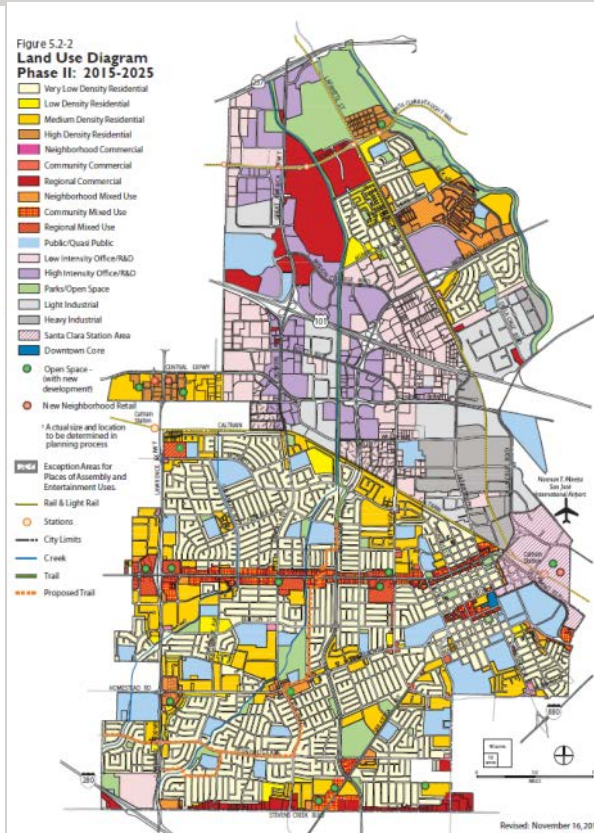
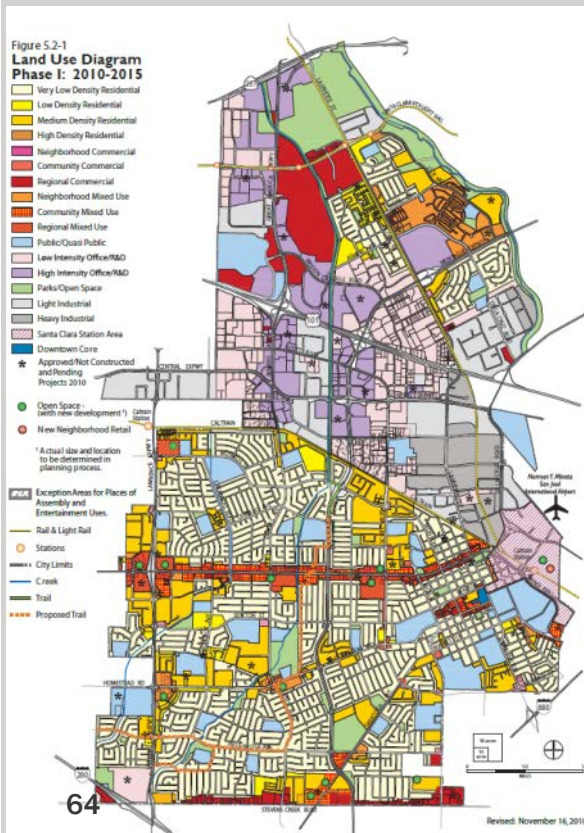
# SANTA CLARA GENERAL PLAN

## 3 Phases

2010 - 2015

2016 - 2023

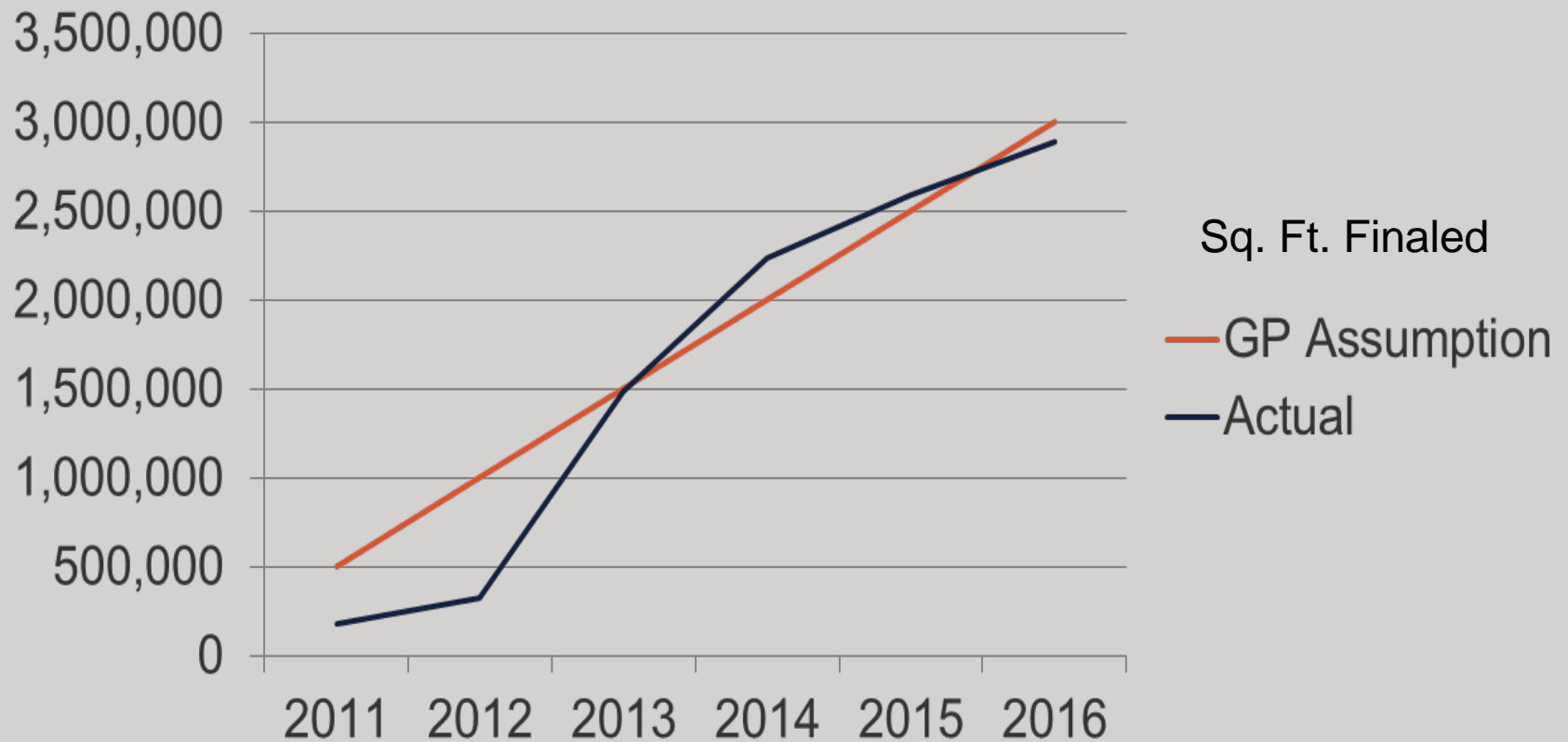
2023 - 2035





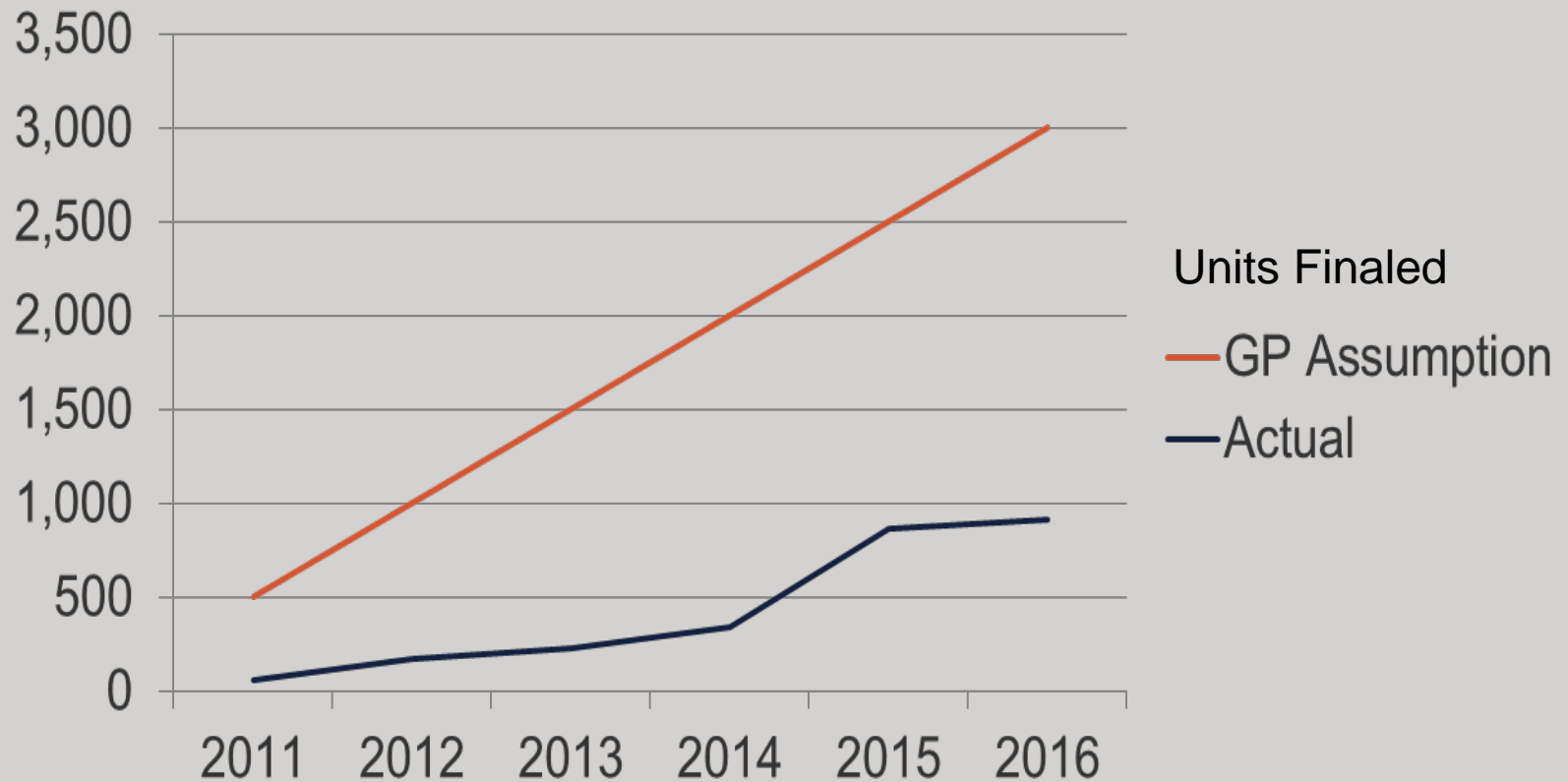
# SANTA CLARA GENERAL PLAN

## Job Growth vs. GP Assumption



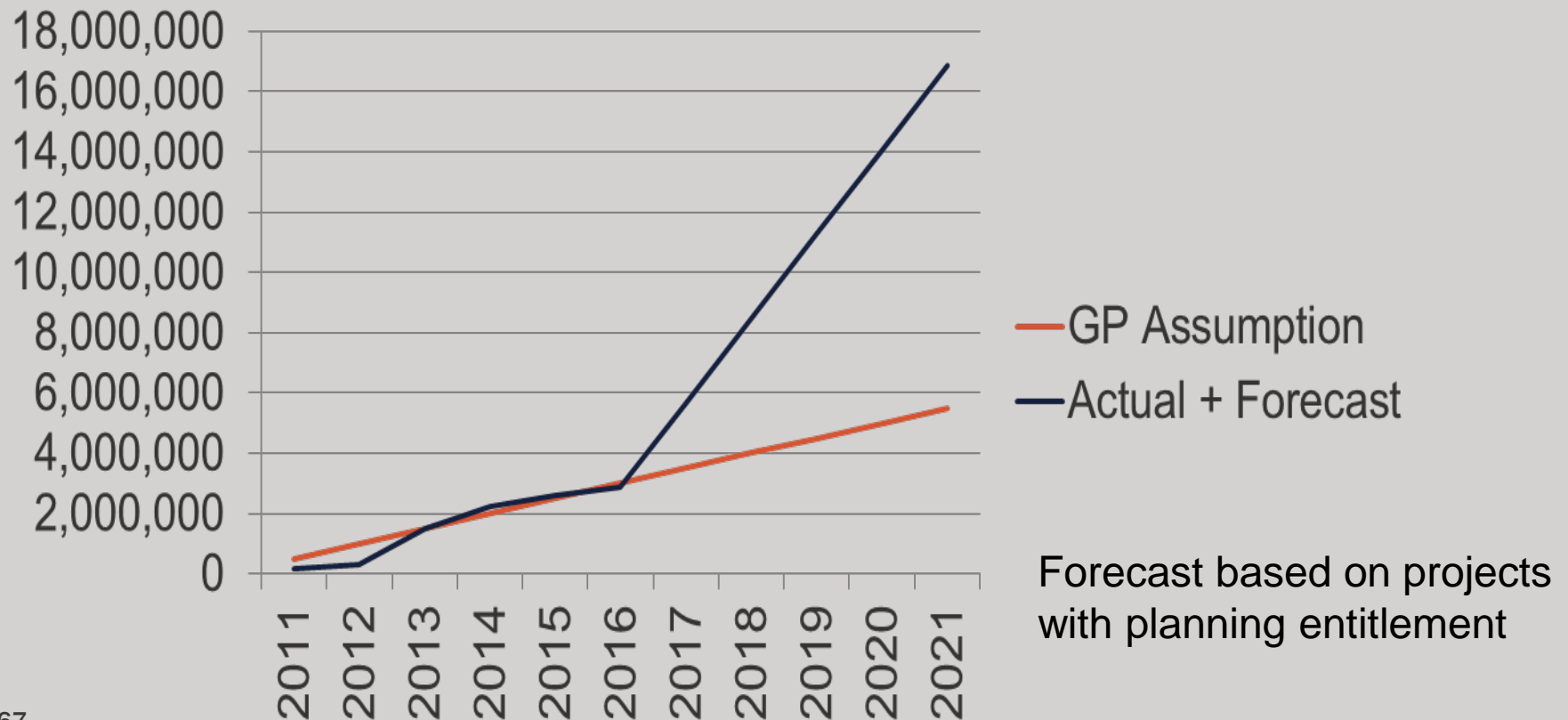
# SANTA CLARA GENERAL PLAN

## Housing vs. GP Assumption



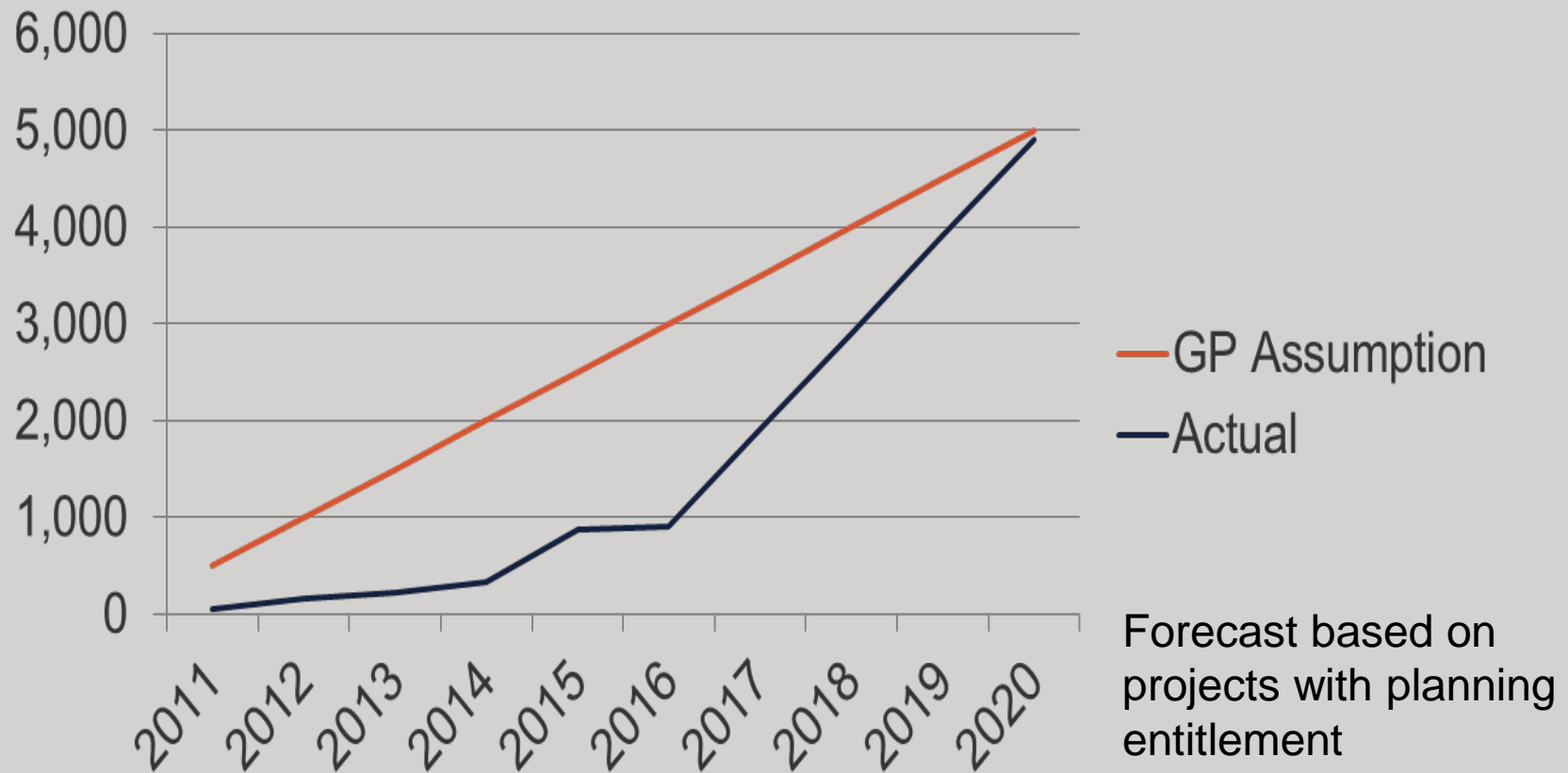
# SANTA CLARA GENERAL PLAN

## More Jobs on the Way



# SANTA CLARA GENERAL PLAN

## And More Housing on the Way



# SANTA CLARA GENERAL PLAN

## Housing Element Capacity Analysis



# CONCLUSIONS

Be Logical





## CONCLUSIONS

## Use Data



# CONCLUSIONS

Size Matters





# CONCLUSIONS

Consider Boundaries



# CONCLUSIONS

Regional Context a Consideration



**BayArea**  
**Plan**

# CONCLUSIONS

Plans don't determine population growth

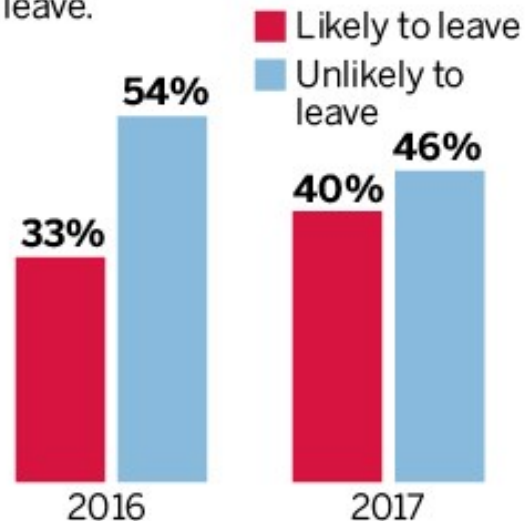


# CONCLUSIONS

Or do they?

## WANTING TO LEAVE

The gap has narrowed sharply between those who say they are likely to leave the Bay Area in the next few years and those who say they are unlikely to leave.



Source: Bay Area Council poll of 1,000 Bay Area residents conducted at the end of January. Margin of error was +/- 3.1 percentage points.

BAY AREA NEWS GROUP

# CONCLUSIONS

Use CEQA as a decision making tool

