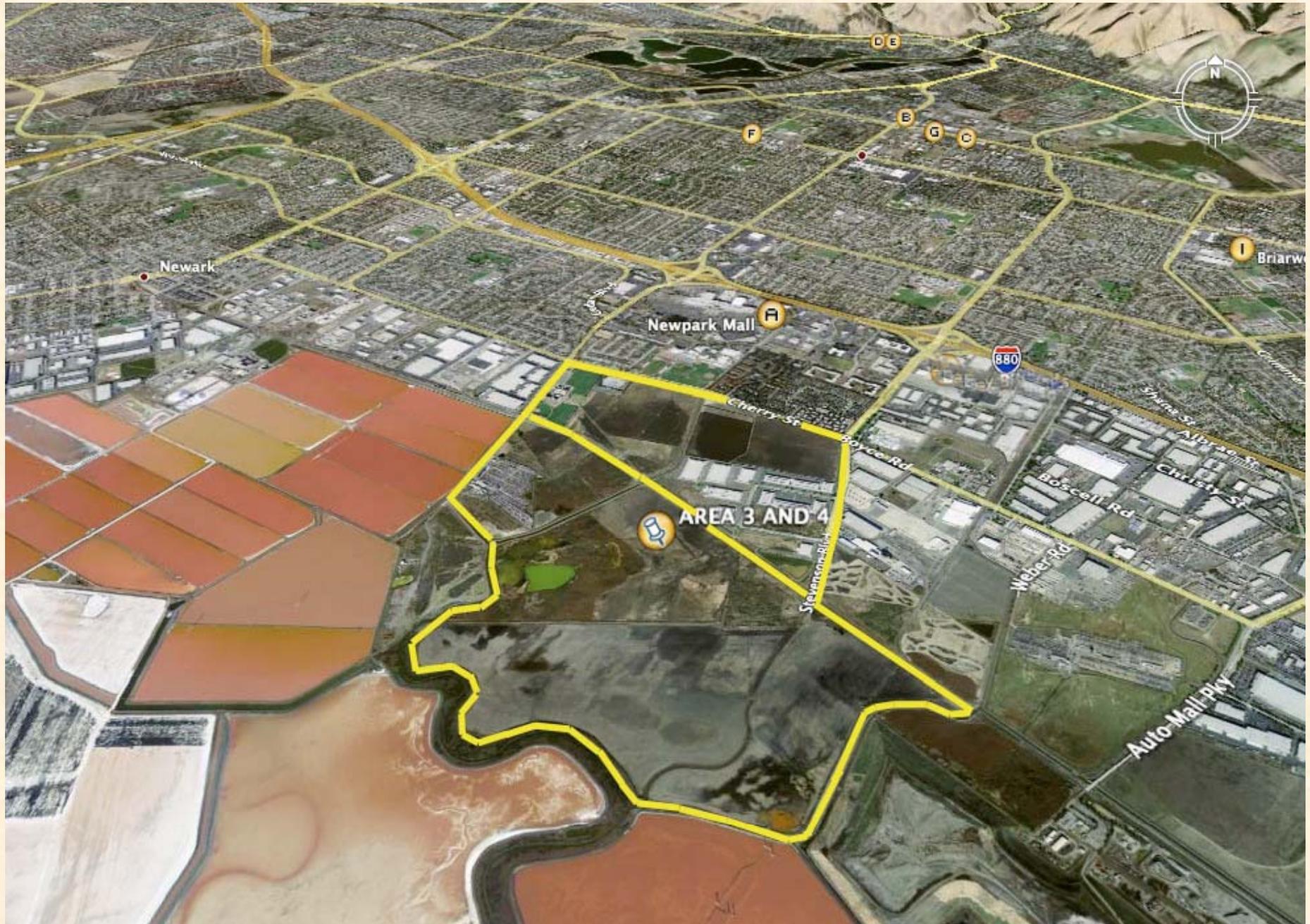


Area 3 and 4 Specific Plan Update

June 22, 2009



Agenda

- **Introductions**
- **Background & Description**
- **Changed Conditions**
- **Response & Strategy**
- **Schedule & Next Steps**
- **Questions & Answers**

Areas 3 and 4 Location



Area 3 (Looking West)



Area 4 (Looking East)



Area 4 (Looking North)



Background

- **General Plan Update (GPU) 1992**
- **GPU Vision: Housing, Open Space, and Golf Course**
- **Specific Plan Required for Area 4**
- **1999 Land Use Vote “Measure C”
61.3% voted not to change the designation**
- **2006 New Technology Park Associates (NTPA) funds Specific Plan process**

Two Phase Specific Plan Process

- **Phase 1: Concept Plan and a Constraints Analysis which evaluated development constraints and defined a preferred land use concept. (Completed 2008)**
- **Phase 2: Using the results of the Constraints Analysis and Concept Plan Produce the Specific Plan and Associated Environmental Impact Report (EIR). (Underway)**

Changed Conditions

- **Housing Market Dramatically Lower**
- **Project Infrastructure Cost Constraints**
- **404 Permit Process Uncertainties**
- **Financial Market Meltdown**
- **Timing Uncertain**

Developer takes a step back.....

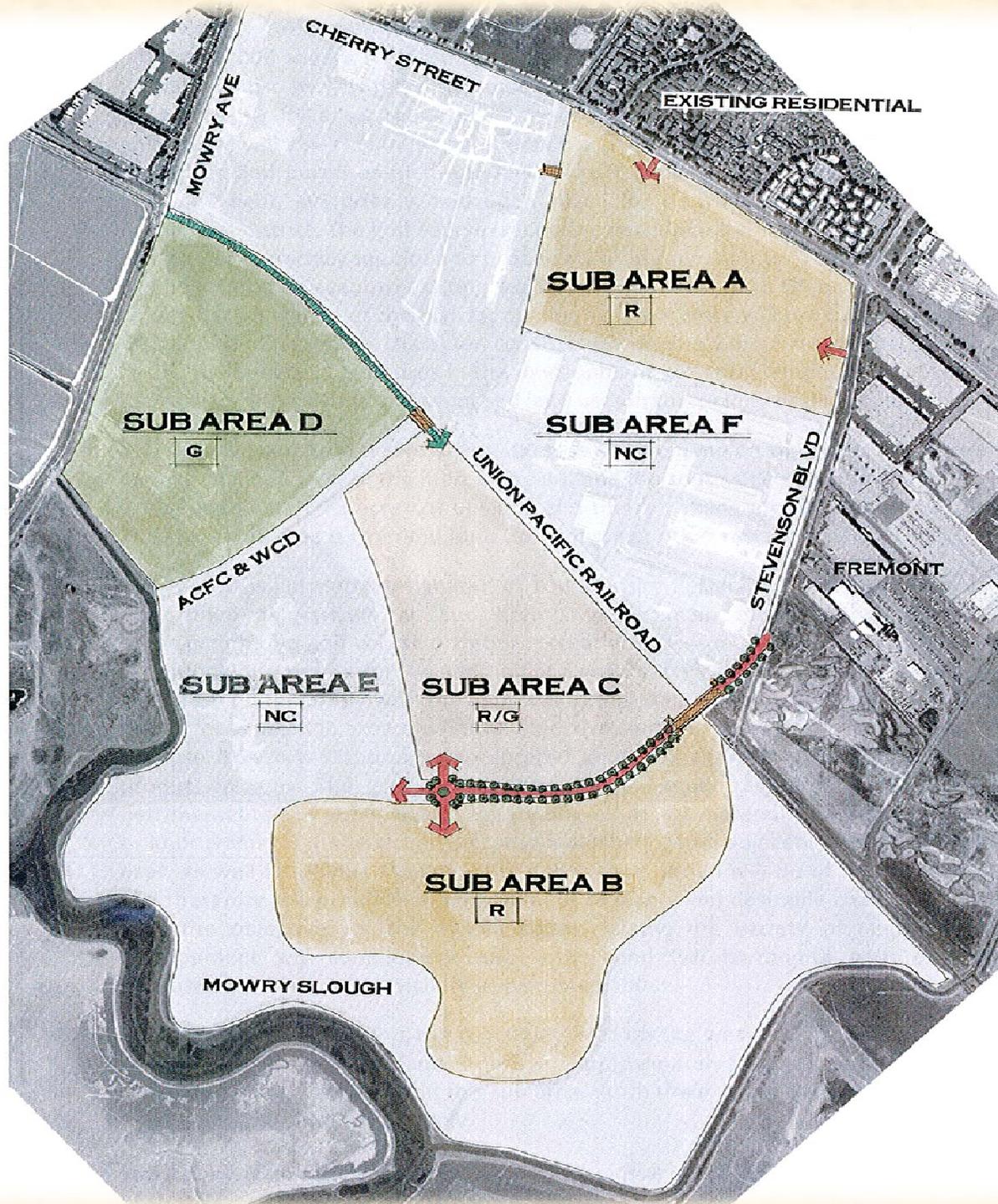
Response

- **Flexibility**
- **Document Vision and Analysis**
- **Keep “Door Open” to Achieving Vision**
- **Adjust Timing Assumptions**
- **Partnership**

Strategy

- **Land Plan Less Defined**
- **Golf Course Funded by Fees on Housing**
- **15% Below Market Requirement can be Higher Density or Offsite.**
- **Housing Sizes/Types Flexible (All Detached Except Below Market)**
- **School Site or Land Value provided to School District**
- **Adjusted Schedule: 25 Year Build-Out**

Land Plan



Next Steps

- **Community Meeting Discussing Specific Plan (Fall 2009)**
- **Draft EIR Released (Fall 2009)**
- **Final EIR Released (Winter 2010)**
- **Planning Commission Hearing and Plan Consideration (Winter 2010)**
- **City Council Hearing and Plan Consideration (Spring 2010)**

Questions?

