

Norman E. Matteoni
Peggy M. O'Laughlin
Bradley M. Matteoni
Barton G. Hechtman
Gerry Houlihan

May 27, 2010

Envision San Jose 2040 Task Force
c/o Andrew Crabtree
Planning Division
City of San Jose
200 East Santa Clara Street
San Jose, CA 95113-1905

**RE: Envision San Jose 2040 GP Update; Consideration of Policies for
Expansion of the USA**

Dear Co-Chairs and Members of the Task Force:

I have been advised that The Envision Task Force is meeting in June to discuss appropriate policies for potential changes to the City's Urban Service Area and I have read the Staff Report entitled "General Plan Update Goals, Policies, and Implementation Actions," particularly **Goal FS-3**.

I represent Barbaccia Properties which owns property on the east side of Piercy Rd. within RDA's Edenvale Project Area. The intent is not to be parcel specific but speak to the regional characteristics of the east area of Edenvale. However when you look at the attached blow up of the Envision Generalized Land Use Map (Exhibit 1 hereto) for this area, you will see a gap of 3.2 acres in white, with the Urban Service Area (USA) line wrapped around the north, west and south boundaries, while the UGB is along the eastern edge.

From the map and the location of the UGB which connects at both ends along the eastern boundary of the 3.2 acre parcel with the USA line, it is clear that this parcel, lying below the 15% slope, must be recognized as possessing the same characteristics as the rest of Edenvale. Thus it should be included within the USA.



There are several important characteristics of this distinct area of San Jose that recommends consistency in the USA applicable to all parcels within the Edenvale Project Area, which Draft USA policies should recognize:

1. The area is a redevelopment area. (See map attached as Exhibit 2 hereto.)
2. The City has long recognized the former Evergreen Canal as the boundary between the urban area and non-urban hillside to the east. It has been a generic dividing line for the 15% slope since the 1970s.
3. For the property adjacent and south of the 3.2 acres, the City actually allowed crossing the canal line based on slope analysis, showing the canal did not always delineate the 15% slope, for the Ageis General Plan Amendment of 2006. The canal generally ran down what is now the southerly leg of Gravina Loop and the lots on the south side were across the canal. (See Exhibit 3 hereto, showing the former canal cutting through the Ageis property.) That property now is developed with residential and is continuous to Basking Ridge.
4. The USA for the Basking Ridge residential development, lying south of both Ageis and the 3.2 acres, follows the canal alignment.
5. Industrial development (specifically the Snap-on building) to the north of the intersection of Hellyer and Silver Creek Valley Blvd. crosses the former canal to provide parking to a two story industrial development.
6. The urban services of water, sewer, and storm are all presently available and serving adjacent development. These are the key service requirements for USA.
7. Coyote Creek Parkway and Hellyer County Park and regional trail routes are available for public recreation.
8. Hellyer Ave. was extended from Silver Creek to Piercy Rd./Silicon Valley Blvd. in and about 2000. And Piercy Rd. was improved at the same time through a benefit district. The City installed a storm drain inlet on the property and has a storm drainage easement across it.
9. These roads connect to major collector streets that, within several hundred feet, connect via interchanges to Hwy. 101.
10. There is existing transit service in the immediate area with the Santa Teresa Light Rail Station and the Caltrain Blossom Hill Station.
11. The RDA Edenvale Technology Park Fact Sheet (attached as Exhibit 4 hereto) shows the Agency's investment in infrastructure for the area.
12. There is an existing pattern of mixed use of residential and industrial, putting residential in immediate proximity to industrial.

Greater specifics of how this property fits all of the above was addressed in a letter to the Task Force on July 15, 2009.

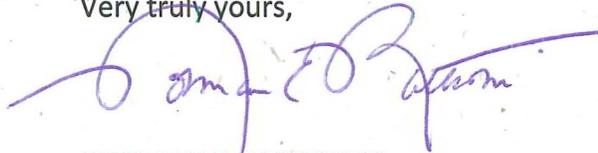
Particularly note that the intention to remove this gap in the Urban Service Area was put in place in 2008, when the Council voted to place the property within the Urban Growth Area.

Conclusion

Thus, creating consistency with the pattern of development and fulfilling the recognition of the canal as the logical boundary, meets the Goal FS-3 and other policies of the Staff Draft. We understand the process for inclusion in the USA requires approval by LAFCO. The intent here is to be certain that the criteria under consideration recognize that opportunity.

When you consider boundaries of the RDA for Edenvale Redevelopment Area, there never should have been a gap.

Very truly yours,



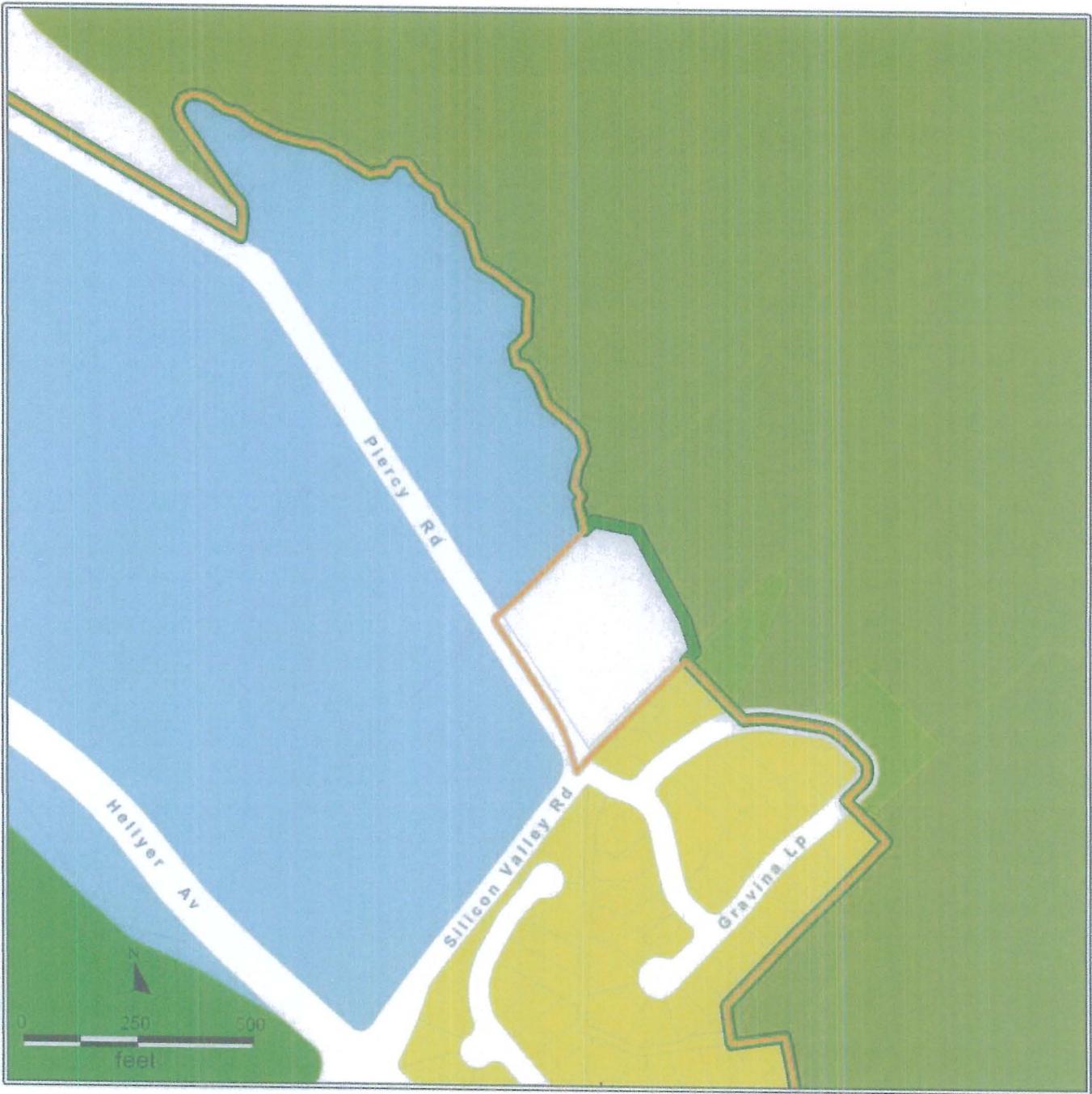
NORMAN E. MATTEONI

NEM/jm

Enclosure

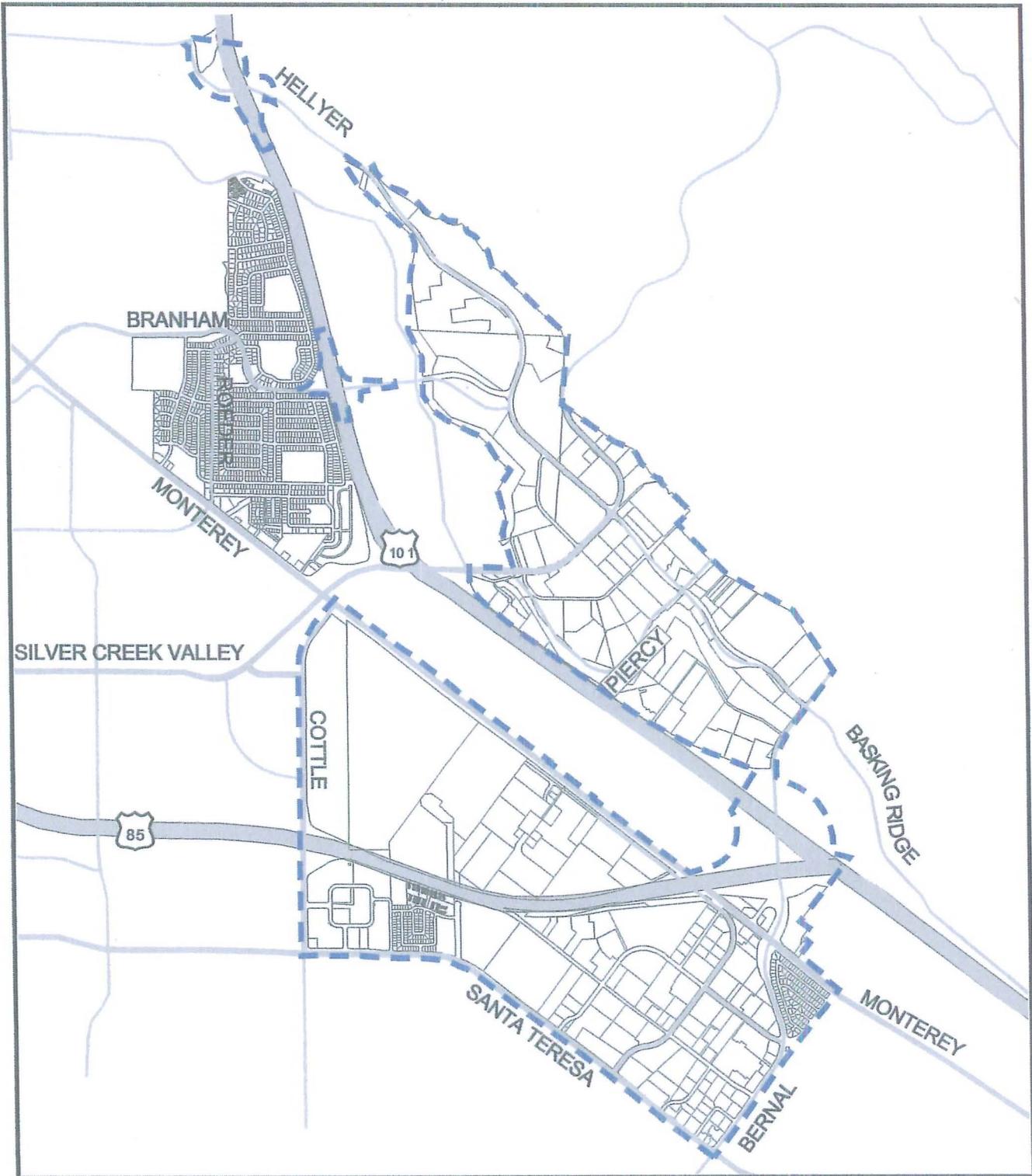
cc: Andrew Crabtree

Jack Previte



-  Urban Service Area
-  Urban Growth Area

- Envision San Jose 2040 Designation**
-  Hillside (up to 1 DU/5 AC)
 -  Residential Neighborhood (up to 8 DU/AC)
 -  Open Hillside (up to 1 DU/20 AC)
 -  Private Open Space
 -  Public Parks, Open Space, and Habitat



0 3000 6000 Feet

On-Line Permits



City Home

City Services

About San Jose

Visitors

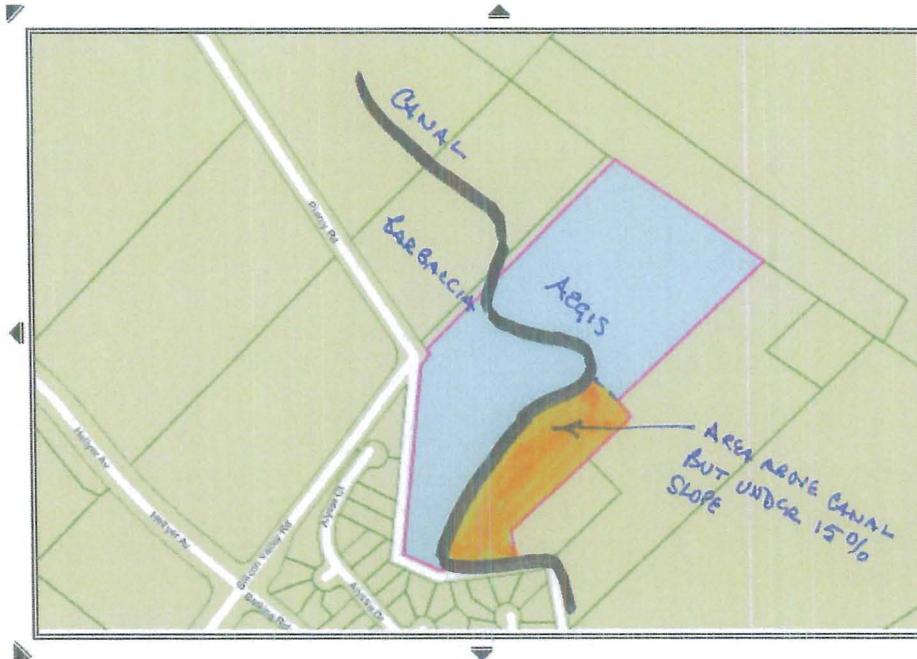
Feedback

Search

On-Line Permits

Welcome to the San Jose Permits On-Line Map Page. See [Map Help](#) for a list of functions you can perform at this site.

- Requirements
- Site Search
- Site Index
- Contact Us
- Privacy Statement
- Help Center
- Email Subscription



Legend

Map Viewing Tools

Measurements Tools

Information Tools

- Property Information
- Permits
- Active permits
- Within Distance
- Documents

Group:

- None

Map Selection:

- None

Re-Draw Map

Scale Bar

0 - 440 ft

Disclaimer: The information provided is for general information purposes. The information should be verified prior to using it for development or real estate transaction purposes.

Distance from property: 100 ft Start Date: Last 1 Month Permit Group: Planning

After selecting distance, date and permit group, select parcel for Active Permits Within Distance query

200 East Santa Clara Street, San Jose CA 95113-1905
The City of San José On-Line Permits website is developed by Intergraph Corporation.

EXHIBIT 3

San Jose Redevelopment Agency

Edenvale Technology Park fact sheet



Land, Buildings, and Jobs

Total acreage	2,045
Built R&D and office space	12 million square feet
Number of employers	300
Number of employees	13,400
Space available	20% (3.6 million square feet)
Vacant land	300 acres

Total Redevelopment Agency Investments \$ 113 million from 1977 to 2010

Including:

Public Improvements: signals, lights, storm sewers, landscaping, gateway interchanges	\$ 34 million
Route 85: Curtner-Miyuki	\$ 21 million
Hellyer Avenue extension	\$ 27 million
Fontanoso Bridge	\$ 5 million
Emerging Technologies Fund	\$ 3.4 million

San Jose BioCenter

A life sciences business incubator and research center, funded by the Redevelopment Agency and operated by the San Jose State University Research Foundation in partnership with Prescience International. For more information, please visit www.sjbiocenter.com

Redevelopment Agency investment	\$10 million
Tenant companies	23
Other client companies	14

Partial list of high-tech, life sciences and clean technology companies in Edenvale:

Aridis Pharmaceuticals	Integrated Device Technology	Snap-On Incorporated
BrighTex Bio-Photonics	Jabil Circuit	SoloPower
Clinimetrics	Nanosolar	Stion
Cobham Sensor Systems	Nextest	Stryker Endoscopy
Hitachi Global	Silicon Valley Photovoltaic	Tacere Therapeutics
Storage Technologies	Development Center	VNUS Medical Technologies