

Santa Clara Valley Habitat Plan

CED Committee
June 22, 2009
Item 3.6



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SANTA CLARA VALLEY HCP/NCCP PARTNERSHIP



 **Jones & Stokes**



Implementing Entity Options

- Potential Organizational Structures:
 - One Local Partner
 - Special District
 - Joint Powers Authority (JPA)
 - Private nonprofit tax-exempt public benefit corporation
 - State-chartered conservancy

- Liaison Group preference for combination JPA with other functions

- Issue: Can Water District and VTA collect and manage impact fees?



Initial Funding for Plan Implementation

- Fee revenues likely to start slowly
- Cash flow issues in early years
- Options:
 - Defer land acquisition
 - Monetary contribution from Local Partners
 - Prepayment of public agency impact fees
 - Reduced operating costs

Major Funding Sources

1. Total Fee Funding \$450M (45.4%)
2. Total Non-fee Funding \$541M (54.6%)
3. Funding from non-profit organizations (TBD)
 - Zone 'A' fee total \$162.87M
 - Zone 'B' fee total \$206.84M
 - Zone 'C' fee total \$2.76M
 - Zone 'D' fee total \$30.36M

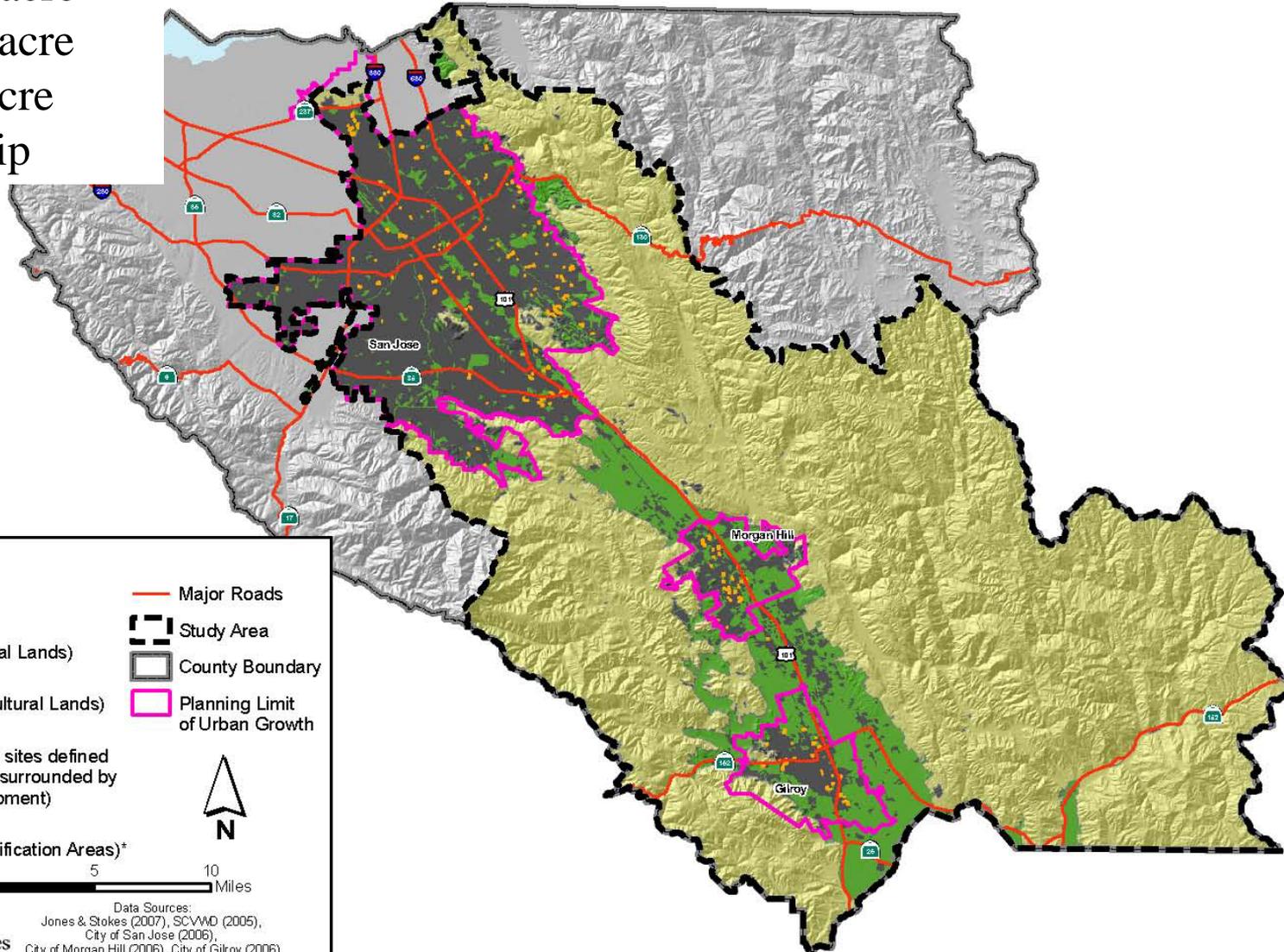
Impact Fees

Zone A: ~\$18.5K/acre

Zone B: ~\$12.9K/acre

Zone C: ~\$4.6K/acre

Zone D: ~\$6.17/trip



Legend

Fee Structure

- Fee Zone A (Mostly Natural Lands)
- Fee Zone B (Mostly Agricultural Lands)
- Fee Zone C (Small vacant sites defined as <10 acres surrounded by urban development)
- Fee Zone D (Urban Intensification Areas)*
- Major Roads
- Study Area
- County Boundary
- Planning Limit of Urban Growth



5 2.5 0 5 10 Miles

Prepared by: Jones & Stokes
 Jones & Stokes

Data Sources:
Jones & Stokes (2007), SCVWD (2005),
City of San Jose (2006),
City of Morgan Hill (2006), City of Gilroy (2006)

*Development within the Zone D is only subject to the Urban Intensification Fee if it will increase residential dwelling units or increase commercial square feet by over 20%. See the Habitat Plan for more details.

Zone 'D' Fee

- Fee for increased vehicular nitrogen emissions
- Fund acquisition/management of serpentine species habitat
- \$6.17 per new trip
- Approx. \$62 for single-family, \$43 for multi-family
- \$0.10 per sq.ft. commercial/industrial, \$0.40 per sq.ft. for retail
- City determines new trips, credit applied for existing use
- Trip reduction credit for mixed-use, transit-oriented use
- Adjust trip rates as non-auto trips increase, VMT drops with new General Plans and Climate Action Plan



Burrowing Owls

- South Bay Owl population in steep decline
- Likely soon listed as CA Endangered Species
- Goal to include in Habitat Plan
- Strategy focus on habitat outside, but near, Plan area
- Two main populations (Mineta Airport, WPCP) not covered in Plan
- High priority for DF&G, stakeholders
- Continue discussion with Wildlife Agencies in 2009

Next Steps

- City Review Process
 - Developer's Roundtable (July 17, 2009)
 - Planning Commission (July 22, 2009)
 - City Council (August 4, 2009)
- Feedback to Liaison Group (August-October 2009)
- Public review of Draft Habitat Plan and EIR/EIS (late 2009)
- Approve EIR/EIS, Plan and local ordinances (late 2010)
- Agency Permits issued in early 2011