

## ***Invitation to Parkside Trails Community Meeting***

You are invited to a community meeting to discuss the Parkside Trails development proposal. The proposed project site is 42.5 acres of undeveloped land on Stevens Canyon Road south of Ricardo Road and east of Stevens Creek County Park.

This community meeting will describe the development plan as well as the open space and trails dedications that are part of the development proposal. A detailed map of the property is enclosed along with the project description.

### **Project Summary**

The land owner's development proposal dedicates 33.5 acres as Open Space and requests General Plan and Zoning amendments that would allow development of 18 homes on the remaining 9.0 acre flat parcel.

Together these General Plan and Zoning amendments would allow single family housing in keeping with the surrounding neighborhoods, permanently preserve 33.5 acres of open space, dedicate an important regional trails network connection, protect the Stevens Creek riparian corridor, create a permanent barrier to additional traffic from the east onto Stevens Canyon Road and prohibit all further development of the property.

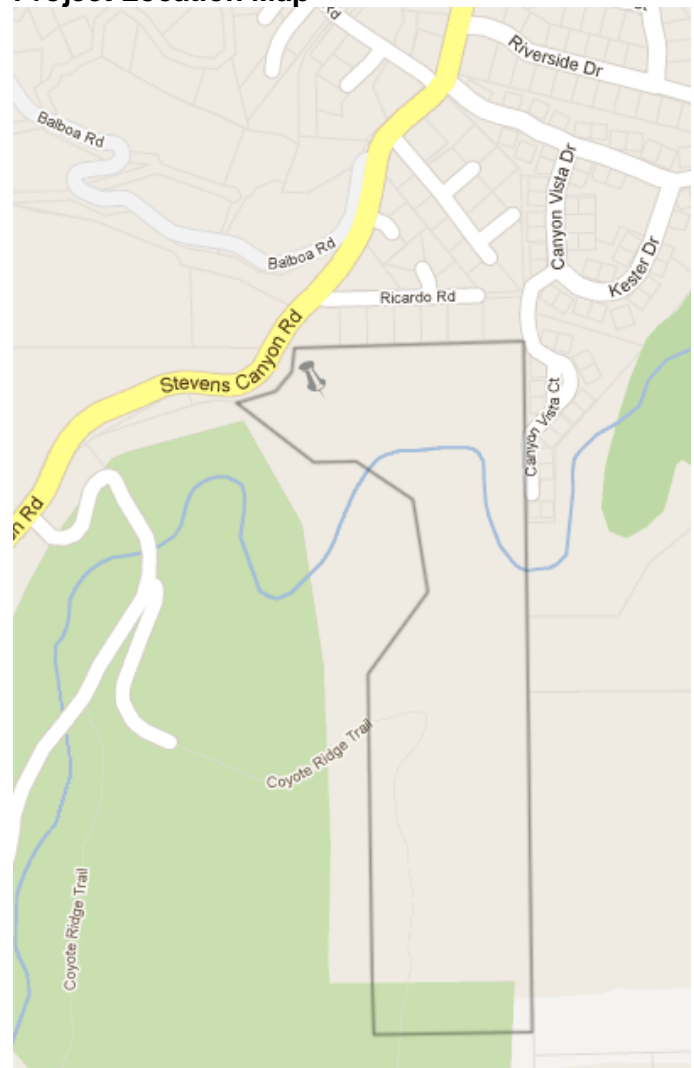
**Meeting Date:**  
**August 6, 2012**

**Meeting Time:**  
**7:00 p.m.**

**Meeting Place:**  
**Quinlan Community Center**  
**Cupertino Room**  
**at Cupertino Memorial Park**

**Meeting Address:**  
**10185 N. Stelling Road**  
**Cupertino, California 95014**

**Project Location Map**



## ***Parkside Trails Project Description***

The property consists of 42.5 acres of undeveloped land located in the southwest corner of the City of Cupertino. See the “Vicinity Map” that is attached as Exhibit A. The property has been the subject of several development proposals over the last several decades.

There are three physically distinct land areas within the 42.5 acres (map on next page):

9.0 acres	Flat area near existing neighborhoods	Flat Parcel
2.5 acres	Creek area	Corridor Parcel
31.0 acres	Hilly area	Park Parcel

Parkside Trails proposes that the City approve 18 houses on the 9.0 acre flat parcel (consistent with the existing neighborhood density) and that this approval be specifically conditioned on all of the following:

- Dedicate the 31.0 acre Park Parcel to County Parks or the Mid-Peninsula Open Space District for the expansion of regional open space and the regional trail system [73% of the land].
- Dedicate the 2.5 acre Corridor Parcel for use in the Stevens Creek Corridor project [6% of the land].
- Reduce the existing dangers of quarry trucks and car traffic on Stevens Canyon Road.
- Block the possibility that future development of the old quarry parcel would result in additional traffic on Stevens Canyon Road.
- Solve the existing regional drainage problem on approximately 35 acres that results in flooding across Stevens Canyon Road (See Exhibit F)
- Cooperate with planning for trails to connect regional open space (See Exhibit F).
  - Dedicate the private haul road for a trail to connect regional open space to McClellan Road [approximately 2,500 linear feet and 2.3 acres].
  - Dedicate a strip of land up to 100 feet wide along the southern boundary of Deep Cliff Golf Course for a regional trail [approximately 1941 linear feet and 4.5 acres].
  - Dedicate land in the old quarry parcel that is required to accomplish the regional trail plan described in the Stevens Creek Trail Feasibility Report (Study Area B). [approximately 4,400 linear feet and 3.7 acres]
- Dedicate additional creek corridor land now owned by Deep Cliff Golf Course, if a land exchange can be arranged with the owners of Deep Cliff Golf Course. See Exhibit F [approximately 550 linear feet and 2.9 acres of creek area, traded for the 75’ wide panhandle crossing the golf course].

## ***The property consists of three physically distinct geographic areas:***

### **Park Parcel**

Most of the property (approximately 31 acres) is hilly and connects naturally to the County Park (to the west) and the Fremont-Older Open Space (to the south).

The existing Coyote Ridge Trail, the primary connection between the County Park and the Open Space, is located on the Parkside Trails property. This portion of the property has natural physical boundaries to the north (the Stevens Creek riparian corridor) and to the east (the cliffs overlooking the old quarry property).

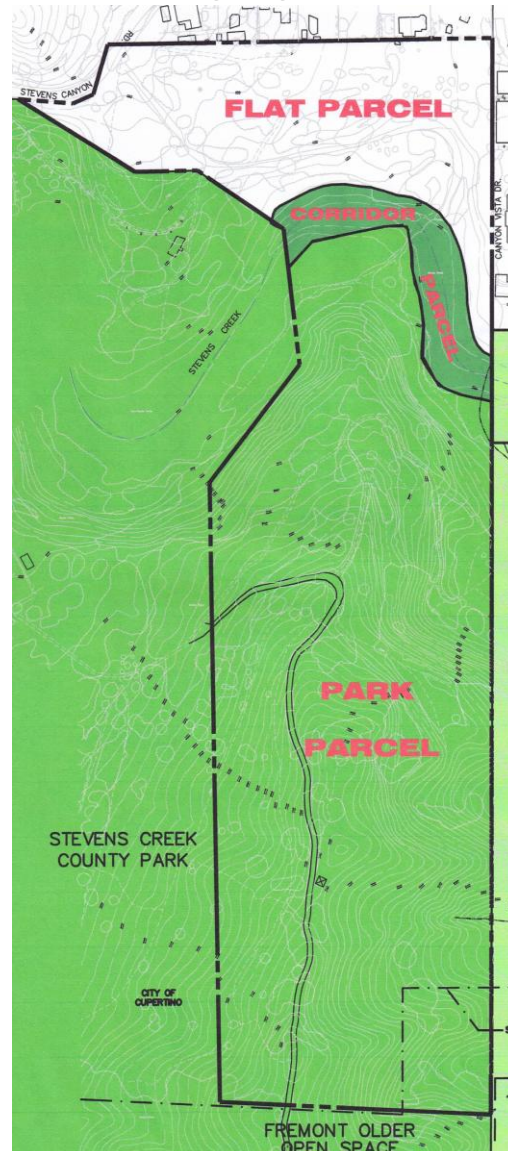
### **Corridor Parcel**

The riparian corridor parcel (approximately 2.5 acres) is unprotected and unimproved; this is one of the missing links in the Stevens Creek Trail project.

### **Flat Parcel**

The remainder of the property is a flat area (approximately 9.0 acres) that is boxed in on all four sides by natural and man-made barriers:

North	Ricardo and Miramonte neighborhoods
East	Rancho Deep Cliff Townhomes
South	Stevens Creek riparian corridor
West	Stevens Canyon Road



Although these three areas are physically distinct and separated by definite boundaries, all three areas share the same residential General Plan designation (Very Low Density Residential, 5-20 slope density) because they are part of one legal parcel. Under this Project, each of the three areas would receive more appropriate General Plan designations in keeping with their physical characteristics:

- The Park Parcel would become Open Space
- The Corridor Parcel would become Open Space.
- The Flat Parcel would become Low Density Residential.

These General Plan re-designations would allow modest development in keeping with surrounding neighborhoods, create 33.5 acres of permanent open space, establish connected regional trails, permanently protect the creek corridor, improve traffic safety and regional drainage, and prohibit all future development of the property.

## **Parkside Trails**

C/O HFJA  
60 S. Market St, Suite 1400  
San Jose, CA 95113



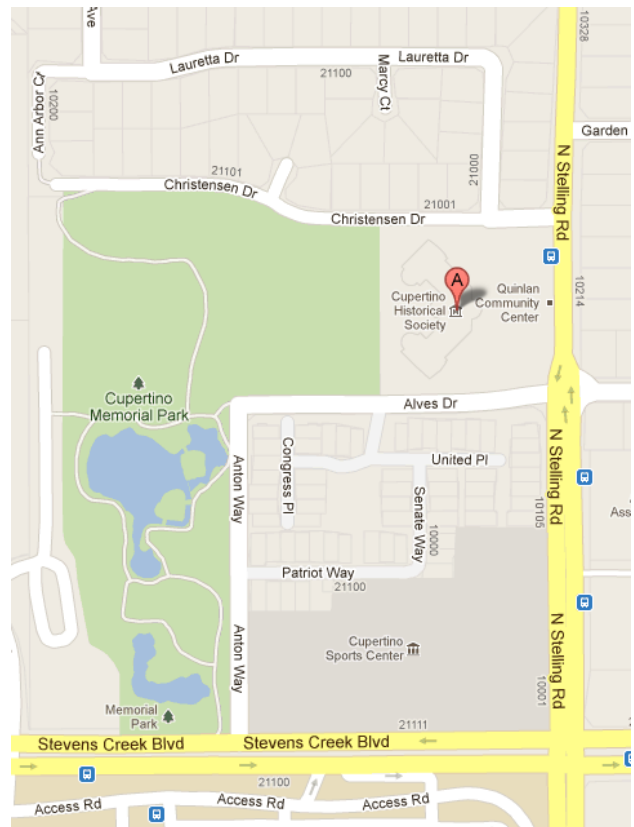
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For more info: [www.cupertino.org/parksidetrails](http://www.cupertino.org/parksidetrails)