

CALTRAIN RAIL CORRIDOR USE POLICY

DECISION-MAKING FRAMEWORK

OVERVIEW

The Rail Corridor Use Policy Review is used to determine if a proposed use of JPB property is compatible with the railroad's current and future needs.

APPLICATION RECEIVED

Staff receive an application or request to discuss a proposed use for JPB property.

PRELIMINARY REVIEW

Staff compare the proposed use **location, type, and duration** to RCUP maps to determine in which **Property Use Zones (PUZs)** it is located and whether the proposed use aligns with **allowable uses**.

PRELIMINARY USE COMPATIBILITY DETERMINATION

If the proposed use is among allowable uses for relevant PUZs, the project is **preliminarily compatible**. Staff conduct further review.

If not, the project is **preliminarily incompatible**. Staff work with applicant to determine if changes to the project would affect this determination. If so, applicant may submit a revised application.

FINAL USE COMPATIBILITY DETERMINATION

Staff check **station compatibility** and **TOD Policy** alignment, as needed, and reach a **final compatibility determination**.

COMPATIBLE

Staff complete the rest of the Property Access Agreement review and approval process, which must be completed before the Agreement can be granted.

INCOMPATIBLE

If desired, applicants may appeal an incompatibility determination by submitting a **Use Variance application**. Staff review the Use Variance materials and issue a Staff Recommendation for Board approval.