Coyote Valley Specific Plan
South County Interests and Concerns

On May 19, 2004, representatives of the Cities of Morgan Hill and Gilroy, Santa Clara County, the Morgan Hill Unified School District, Gavilan Community College, the Open Space Authority, and the San Martin Neighborhood Association met to discuss the Coyote Valley Specific Plan. At that meeting, the following interests and concerns were identified by these organizations regarding development of this area.

Traffic and Transportation: Development of Coyote Valley is anticipated to have significant traffic impacts on South County. It is recommended that:

1. Sufficient housing be allowed in the Valley to accommodate all new jobs created.
2. Housing be allowed concurrently with or in advance of job creation.
3. Traffic modeling for the Specific Plan use realistic assumptions for trip distribution.
4. Transportation planning for development of Coyote Valley be closely coordinated with transportation plans of the County, Morgan Hill and Gilroy, with proper mitigation to ensure the system works efficiently and congestion is not worsened.
5. Impacts to the condition of existing County roads be identified and a method for mitigating that impact over time should be implemented.
6. Busing of school children be properly accommodated in development of the overall circulation system.

Housing: Development of an insufficient supply of housing for the number of jobs being created in Coyote Valley will exacerbate housing costs in South County. It is recommended that:

1. Sufficient housing be provided in the Valley to accommodate all new jobs created.
2. The housing be planned at a price which is affordable to the persons expected to be employed in the Valley.
3. Housing be allowed concurrently with or in advance of job creation.

Schools: Housing development in Coyote Valley will require development of new schools. It is recommended that:

1. The Specific Plan identify and reserve appropriately sized school sites for the needs of the children expected to reside in the area.
2. The Specific Plan include a financing plan to ensure school facilities are available when needed by the residents of the area.

Public Facilities: Housing development in Coyote Valley will have a significant impact on existing facilities. It is recommended that:

1. The impact on existing roads in the unincorporated portions of the Valley be evaluated and a plan developed and implemented for maintenance of those streets.
2. The impact on existing County parks in the area be evaluated and a plan for maintenance of those parks developed and implemented.

Greenbelt: Establishment of a greenbelt separating San Jose from Morgan Hill is a very positive aspect of the Coyote Valley Specific Plan. To ensure its preservation, it is recommended that:

1. A vision for the greenbelt be defined and a strategy developed and implemented to ensure that vision is realized.

Air Quality: Given the direction of prevailing winds, air quality is expected to deteriorate in South County with development of Coyote Valley. It is recommended that:

1. Air quality be evaluated and a plan adopted which will ensure that further degradation will not occur.

Communications: Once developed, Coyote Valley will, in essence, become the third city in southern Santa Clara County. Its development will have a significant effect upon South County and will be significantly effected by development elsewhere in South County. To ensure its development is well-coordinated with that of other areas of South County, meaningful coordination between agencies is critical. It is recommended that:

1. A process be established to allow for meaningful input to the Specific Plan process and coordination of plans between San Jose and South County agencies.