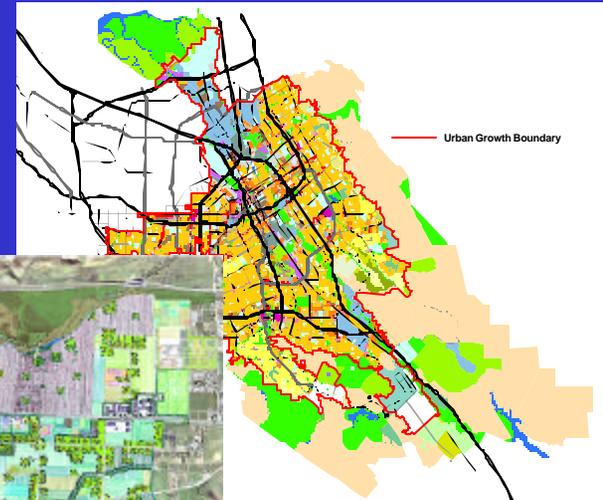
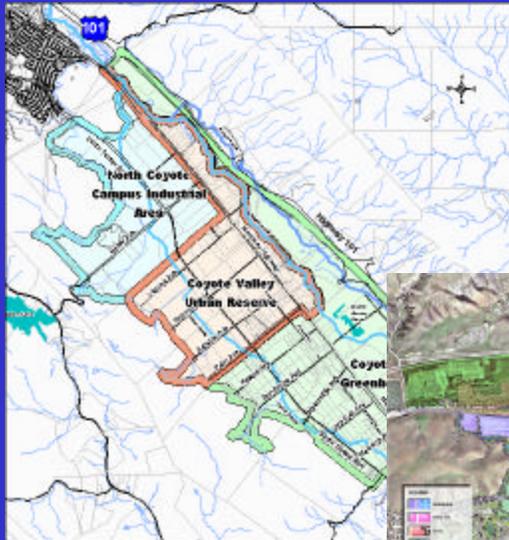


Coyote Valley Specific Plan EIR

City Council, April 5, 2005



Coyote Valley Specific Plan



CVSP EIR

What is an EIR?

- Provides public agencies and the general public with detailed information about the effects a proposed project is likely to have on the physical environment;
- Lists ways in which the significant effects of a project might be minimized through feasible mitigation; and
- Proposes and analyzes reasonable alternatives to a project.

CVSP EIR

Potential Environmental Impacts

- Land Use
- Transportation
- Air Quality
- Noise
- Hydrology
- Geology & Soils
- Biology
- Cultural Resources
- Hazardous Materials & Hazards
- Visual and Aesthetic Resources
- Utilities/ Energy
- Public Facilities and Services

CVSP EIR

EIR Alternative Requirements

- EIRs should describe and evaluate a range of reasonable project alternatives that:
 - are potentially feasible,
 - accomplish most of the basic project objectives, and
 - avoid or substantially lessen the significant effects of the proposed project.
- “Rule of reason” applies.

Intent is to foster informed decision making

Coyote Valley Specific Plan



CVSP EIR

Project Outcomes and Goals

Council 16 Outcomes: Sets the criteria provided by the City Council that identifies the vision and expected outcomes regarding the scope of development in North, Mid and South Coyote Valley.

General Plan: Be consistent with the General Plan's Major Strategies, Goals and Policies which identify the basic framework for planning in San Jose.

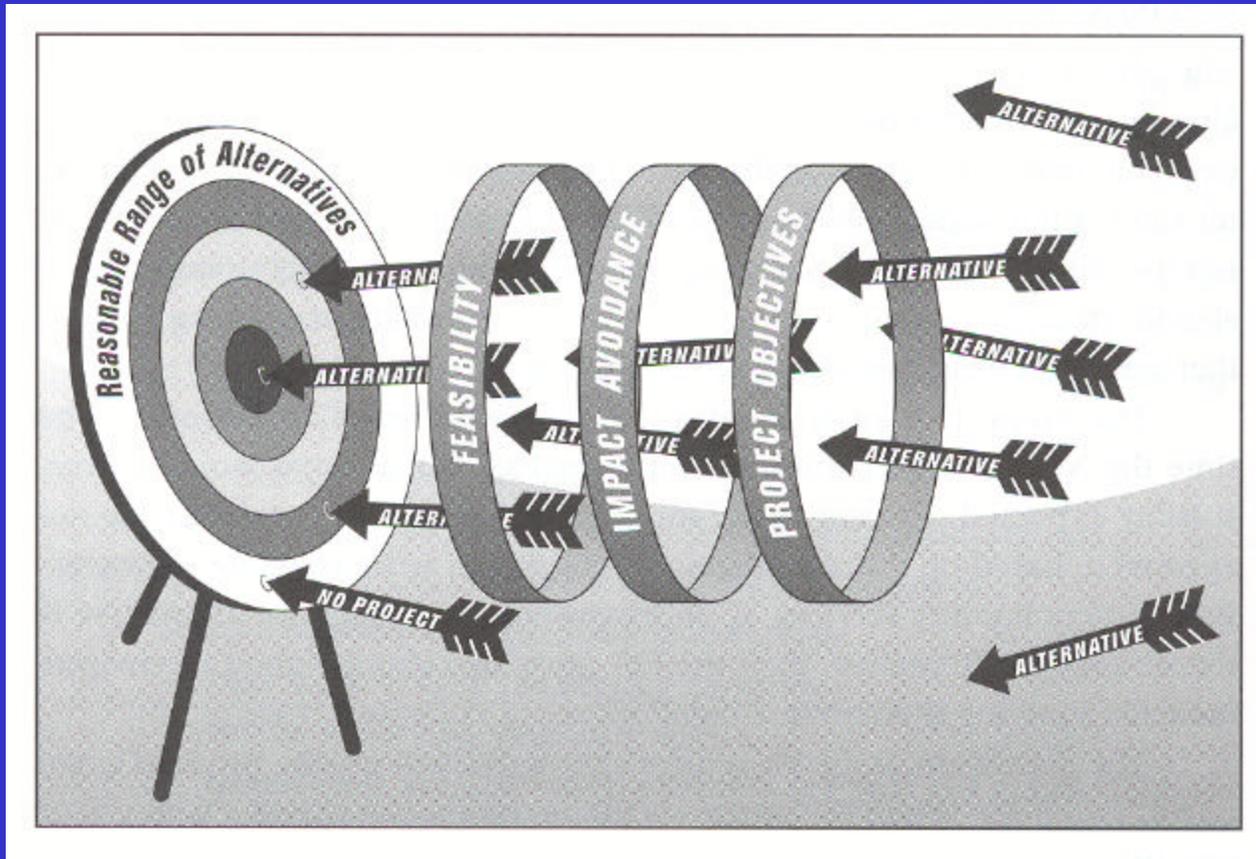
Specific Plan: Incorporate the necessary components of a specific plan document.

Coyote Valley Specific Plan



CVSP EIR

EIR Alternative Requirements



Coyote Valley Specific Plan

CVSP EIR

Alternatives Framework

- Alternative location(s)
- “No project” alternative
- Reduced Project Scale
- Project options
 - Transportation
 - Flood Control
 - Biology
 - Services

These alternatives will be developed in response to potential significant environmental impacts

Coyote Valley Specific Plan



EIR Outreach

Comments on Alternatives

- **Alternative Location(s):**
 - Keep the units and jobs within the existing City limits (e.g., North First Street or throughout the City).
 - Keep the project within Santa Clara County (i.e., east foothills).
 - Utilize the South Almaden Valley Urban Reserve.
 - Put the proposed housing units and jobs in Downtown San Jose.
 - Move the Greenbelt to North Coyote and develop Mid and South Coyote Valley.

- **No Project Alternative:** Does not mean that no development will occur, just not at this time. Industrial approvals remain.

- **Reduced Scale Alternative:** Proportional and disproportional reduction of jobs and housing units alternative should be considered.

Coyote Valley Specific Plan



CVSP EIR Update

Comments on Alternatives

- Use the Greenbelt Alliance Plan as an EIR alternative, or compare the City plan against the major components of it.
- A smaller urban footprint alternative may allow more open space to accommodate possible future mitigation areas (i.e, higher density development).
- A transportation alternative for a valley-wide grid with no parkways and different freeway interchange designs.
- A No Lake and No Relocation of Fisher Creek alternative.
- Delay-start Alternative that would amend the “triggers” to require that substantial levels of development occur in the North San Jose and Downtown strategy areas prior to Coyote Valley.

Coyote Valley Specific Plan



CVSP EIR

Project Alternatives Framework

- Transportation
 - No parkway road network.
 - A single grid street pattern.
- Flood Control
 - No central lake or rerouting of Fisher Creek.
- Biology
 - Fisher Creek in place.
- Services
 - Suburban school standards, etc.
- Land Use
 - More compact footprint, higher density.

The alternatives will be developed in response to potential significant environmental impacts identified in the EIR process.

Coyote Valley Specific Plan



CVSP EIR

Next Steps

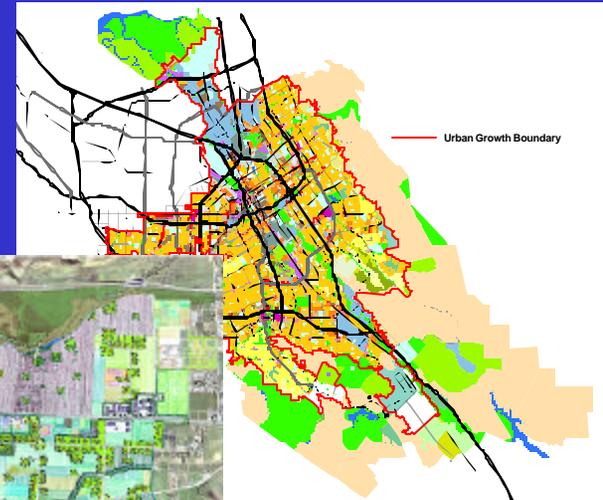
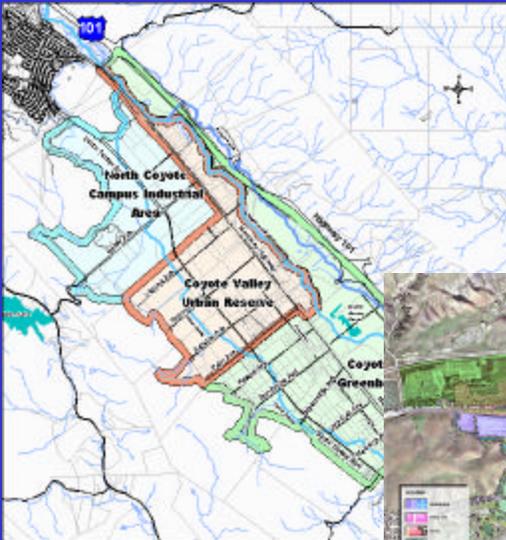
1. Prepare Notice of Preparation April 2005
2. Public Scoping Meeting(s) April – May 2005
3. Prepare Draft Environmental Impact Report (DEIR) April – August 2005
4. Circulate DEIR September 2005
5. Prepare First Amendment to the DEIR October – January 2005
6. Planning Commission Certification of the Final EIR (public hearing) February 2006
7. (Appeal of the FEIR to the City Council) March 2006
8. Public hearing on the Coyote Valley Specific Plan before the City Council, EIR Findings March 2006

Coyote Valley Specific Plan



Coyote Valley Specific Plan EIR

City Council, April 5, 2005



Coyote Valley Specific Plan



EIR Outreach

Comments on Greenbelt

- The EIR should discuss the economic impact on the Greenbelt property owners that could result in blight.
- Will there be mitigation for the Greenbelt property owners?
- The EIR should consider how agricultural uses could be protected from nuisance complaints by development (Right-to-Farm Ordinance does not work).
- Air Quality impacts and the effects on residents should be addressed.
- The EIR should clearly define the Greenbelt vision.
- Include environmental analysis of future subdivision of the Greenbelt in conformance with existing policy.
- What are the growth inducing impacts to hillsides and Greenbelt?

EIR Outreach

Comments on Biology

- Give consideration to water fowl that may be attracted to the future lake.
- Impacts on serpentine soils need to be address and any secondary impacts on associated species (i.e., Bay Checkerspot Butterfly).
- Analyze the “Urban Heat Effect” on creeks and aquatic habitat(s).
- Migration corridors should be provided for biological resources in the valley.
- How will loss of habitat for biological resources be mitigated? Will land be set aside for mitigation within the Specific Plan boundaries or in the Greenbelt?

EIR Outreach

Comments on Hydrology/Water Quality

- Fisher Creek re-alignment should not impact existing flow rates on Coyote Creek.
- Will the project be supplied by recycled water?
- Water treatment measures such as bio-swales and detention basins, should be located on public property to ensure proper installation and maintenance.
- How will the high water table of the valley be addressed?
- How will the proposed central lake be operated and maintained?
- Will operation and maintenance of the central lake have secondary impacts on aquatic habitats of Fisher Creek and/or Coyote Creek?
- Adequacy of water supply to serve the valley.

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EIR Outreach

Comments on Traffic & Services

- Traffic – the 80/20 split is not accurate. The majority of vehicle trips will be coming from the south. How far will the traffic be analyzed?
- Impacts to Almaden Expressway should be analyzed.
- The proposed school sites are not sufficiently sized to accommodate the future demand.
- Water supply must be analyzed in order to determine whether additional reservoirs are needed.
- The demand on and need for public facilities needs to be addressed, such as schools, hospitals, police and fire.
- Santa Teresa Blvd. Connections to south county.
- Growth inducing impacts to south.

Coyote Valley Specific Plan



EIR Project Description

Major Elements

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EIR Project Descriptions

What's Required?

Sufficient information necessary for evaluation and review of environmental impacts.

- Factual information
- All steps of proposed project
- Not extensive detail

The Project Description will set the bounds of what is analyzed in the EIR

Coyote Valley Specific Plan



EIR Project Descriptions

Basic Components

- Location and boundaries
- Project objectives and goals
- Project specific and programmatic components
- Schedule and phasing
- Intended uses of the EIR
- Land use regulation history

Coyote Valley Specific Plan



Required EIR Contents

- Project Description
- Existing Physical Environmental Setting
- Significant Environmental Impacts
 - Direct and Indirect/Secondary
 - Short Term and Long Term
 - Cumulative
 - Unavoidable
- Mitigation Measures
- Project Alternatives
- Growth Inducing Impacts
- Significant Unavoidable Impacts

What is Environmental Review?

- California Environmental Quality Act (CEQA) enacted in 1970.
- Modeled after the National Environmental Policy Act (NEPA).

CEQA encourages the protection of all aspects of the physical environment by requiring local agencies to prepare multidisciplinary environmental impact analyses and to use those studies' findings to make decisions on a proposed project.

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EIR Project Descriptions

Intended Uses

- General Plan Amendments
- Specific Plan
- Zoning Code Amendments & Pre/Rezoning
- Design Guidelines
- Annexations & Urban Service Area Expansion (LAFCO)
- Community Facilities District Formation
- Area Development Policy
- Development Permits & Subdivisions

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EIR Project Descriptions

Land Uses, Form and Intensity

- Residential – 25,000 units, densities, types, etc.
- Commercial – types, square footage, etc.
- Industrial – 50,000 jobs, type, square footage, etc.
- Mixed Uses – various combinations
- Public and Institutional – City services, schools, churches, medical, etc.
- Greenbelt – no change to GP
- Development Standards – heights, setbacks, FAR's, etc.
- Infrastructure

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EIR Project Descriptions

Public Services Provided by the City

- Libraries
- Fire Stations
- Police
- Corporation maintenance yard(s)
- Recreational – sports fields
- Parks
- Temporary uses of public open space
(Farmers Market)

Coyote Valley Specific Plan



EIR Project Descriptions

Infrastructure

- Flood Control (Lake)
- Transportation
 - Internal Transit System
 - Freeway Interchanges
 - Bailey Avenue over the hill
- Phasing of improvements
- Fisher Creek Restoration
- Utilities
- Water Quality

Coyote Valley Specific Plan

