

City of San José
Coyote Valley Specific Plan

Summary of Task Force Meeting
January 14, 2008
City Hall, Committee Rooms W118-120

Task Force Members Present

Co-Chair Councilmember Forrest Williams, Co-Chair Councilmember Nancy Pyle, Supervisor Don Gage, Chuck Butters, Helen Chapman, Gladwyn D'Sousa, Pat Dando, Russ Danielson, Craige Edgerton, Phaedra Ellis-Lamkins, Dan Hancock, Melissa Hippard, Doreen Morgan, Ken Saso, Steve Schott, Jr., Steve Speno, and Neil Struthers.

Task Force Members Absent

Eric Carruthers and Chris Platten.

Technical Advisory Committee (TAC) Members Present

Michele Beasley (Greenbelt Alliance), Shanna Boigon (SCCAO Realtors), Mike Griffis (SCC Roads), Libby Lucas (CA Native Plant Society), Sarah Muller (Working Partnerships), Tim Steele (Sobrato Development), and Kerry Williams (Coyote Housing Group).

City Staff and Other Public Agencies Present

Anthony Drummond (Council District 2), Lee Wilcox (Council District 10), Jessica Garcia-Kohl (Assistant to the Mayor), Rachael Gibson (Office of Supervisor Don Gage), Dave Mitchell (PRNS), Wayne Chen (Housing), Maria Angeles (Public Works), Joe Horwedel (PBCE), Laurel Prevetti (PBCE), John Poindexter (PBCE), Darryl Boyd, (PBCE), Susan Walsh (PBCE), Jared Hart (PBCE), Stefanie Hom (PBCE), Regina Mancera (PBCE), Perihan Ozdemir (PBCE), and

Consultants Present

Doug Dahlin (Dahlin Group), Roger Shanks (Dahlin Group), and Bill Wagner (HMH Engineers).

Community Members Present (Additional people were present; however, the names below only reflect individuals who identified themselves on the sign-up sheet.)

Tom Armstrong, Peter Benson, Julie Ceballos, Consuelo Crosby, Jo Crosby, Veronica Davis, Leatha Dewitt, Robert Eltgroth, Marisa Espinosa, Leila Forouhi, Dorothy Hinze, Jack Kuzia,

Rick Linqvist, David Marsland, Joanne McFarlin, Mark Anthony Mederios, Tim Muller, Jack Nadeau, Maralee Potter, George Reilly, Chris Roberts, Peter Rothschild, Annie Saso, Pete Silva, Robert Snively, Erica Stanojevic, Chris Trubridge, Al Victors, Don Weden, and Georgia Woodfin.

1. Welcome

The meeting convened at approximately 5:30 p.m. with Co-Chair Councilmember Forrest Williams welcoming everyone to the Coyote Valley Specific Plan (CVSP) Task Force meeting.

The objective this year is to finish the CVSP and EIR. This is Councilmember Williams' last year as a councilmember and he would like to see the project close before he leaves. He appreciates everyone's input that has helped make the Plan happen. It has been a long process, but there has been a lot of progress. The CVSP package is in good standing and everything should be ready to present to the City Council in the first quarter of 2009.

2. Acceptance of Meeting Summaries

a. Task Force Meeting October 15, 2007

Co-chair Councilmember Nancy Pyle called for a motion to accept the October 15, 2007 Task Force Meeting Summary. The motion passed unanimously.

b. Technical Advisory Committee Meeting November 29, 2007

Co-chair Councilmember Nancy Pyle called for a motion to accept the November 29, 2007 Technical Advisory Committee Meeting Summary. The motion passed unanimously.

3. CVSP Plan Refinement Approach – Susan Walsh, Senior Planner with the City of San Jose Department of Planning, Building and Code Enforcement

The following comments were made by the Task Force:

- Santa Teresa Boulevard not going through Coyote Valley is going to create an impact on traffic flow. Staff should take into consideration the work being done in the South County Circulation Study.
- Concerned about the work program, and how all of the plan refinement work will be finished this year. Need to indicate specific dates in the work program. *Susan indicated that staff will present the plan refinement concepts to the property owners, Technical Advisory Committee, and the community over the next month, and present the concepts to the Task Force at their February meeting with a summary of the comments. Staff will present a Progress Report explaining the preferred refinement to the City Council in March, which will become the revised project description.*

- Is staff asking the Task Force for input on the work program? *Susan indicated the Task Force will have a chance to discuss the work program in the next agenda item, but may provide comments now as well. This discussion is to get comments on the plan refinement approach.*
- What will be done differently during plan refinements process? *Susan indicated that staff will return with plan refinement concepts that address EIR comments, incorporate the entitled street network and other design issues. Much of CVSP will remain the same.*
- Are the plan refinements a result of the EIR? *Susan indicated that many of the plan refinements address EIR comments and some address other design issues. These changes will result in a revised project description, on which the EIR will be based.*
- Work on the EIR would occur after the first quarter of 2008? *Yes, however some EIR work is already underway and is not waiting for completion of plan refinements*
- Concerned about how long completion of the Plan is going to take. Discussion on the EIR should happen sooner, to meet the work program.
- Should finish the Plan this year.
- Would Staff talk to property owners with existing entitlements to find out what areas of the existing plan may be acceptable, and where they may be willing to modify? *Susan indicated that staff has had discussions with entitled property owners and will continue to meet with them throughout the plan refinement process.*
- Will the revised plan have the major property owners' consent by February 2008? *Susan indicated that the property owner's comments will be taken into consideration.*
- There are physical restrictions in trying to improve the traffic flow. Hale Avenue and Santa Teresa Boulevard are important for traffic overflow from Monterey Rd and U.S. 101. If those streets become congested, traffic will go back onto Monterey Road. Traffic improvements need to be incorporated into the Plan to make it viable.
- Has staff looked at the repercussions of straightening and extending Bailey Avenue over the hill? *Susan indicated that the plan refinements will consider the possibility of retaining the current alignment of Bailey Avenue to correspond to the entitled street network. This plan refinement does not address an extension of Bailey-Over- the Hill.*
- The Task Force is anxious to complete the Plan. The Plan has pushed the generosity of community's time. The Plan needs City Council consideration earlier than the work program suggests. Would like to see an accelerated timeframe for the EIR.
- Would be helpful to have the Task Force's comments included in the next City Council progress report.
- Need to get the revised project description done as soon as possible. It is important that the Plan reflects the guiding principles and goals that the Task Force started with.
- Incorporating the entitled street network into the CVSP is bothersome. The Task Force spent a lot of time on street networks to meet the guiding principles. Staff should work with the Department of Transportation (DOT) to find out why the proposed street network does not work. The entitled street network does not support mixed use. *Susan indicated that in order for the Plan to be implemented, it needs to include the streets that existing entitlements rely on. Staff has consulted with DOT, and will continue to have discussions with them during the plan refinement process.*
- The Sierra Club enjoys being an active participant on the Coyote Valley Specific Plan process. Sierra Club studies indicate that the existing plan is not attainable. Small scale

alternatives should be considered. Disappointed that the plan refinements have not addressed all the facts that have been presented in the EIR comments. The City is embarking on a General Plan update with a new vision. CVSP follows the current General Plan which is outdated.

- Is one month enough time for public outreach? *Yes. Public outreach meetings are currently being scheduled and we should have comments for the Task Force in February.*
- Has the City Council been updated on the Plan? What happens if they do not like the Plan? Would the Task Force reconvene again? *Yes. The Council has had many numerous Progress Reports on the Plan and other study session on specific issues, and will get more.*
- The City Council is usually not involved in the process of developing a specific plan.
- The Plan should be implementable, and the existing entitlements should be reflected.
- The City Council should look at the plan refinements.
- This was the Plan to “do it right”. The plan refinements have deviated from improvements to creating something that is implementable. Do not want to focus on “implementable”.
- There is no intent to change the philosophy of the Plan. But need to look at what is viable under the current circumstances. If existing entitlements are not willing to change, then the Plan is not implementable. *Susan indicated that the plan refinements would adhere to the same guiding principles as the current plan. The goal is to come up with an equal or better plan.*
- If we just focus on the area that needs refinements, it looks like a lot is changing. But looking at the overall plan, there is not much changing. Staff needs to do more work to see what the best alternatives are.
- The timeline needs to be connected to the plan refinements.
- The plan refinements should reflect the same principles that the Task Force began with.
- Concerned about the amount of time being spent on plan refinements and the discussion of the EIR. Would like to see work plan revised.
- The Plan should address the City’s Green Vision, global warming, green tech, etc. There are other outstanding issues that have not been discussed, such as job quality, health care, roadways, and financing. Need to create a plan that captures everything.
- Are the land uses associated with the existing entitlements being addressed? Would there be mixed uses? *Darryl indicated that staff is still working on the land use issues.*
- Are the guiding principles just for the Specific Plan, or for the EIR as well? *Darryl indicated that the principles are already included in the Specific Plan. The EIR analyzes the potential environmental impacts of the project, so the principles are addresses in the EIR.*
- Would the guiding principles mitigate the impacts? *Yes, Darryl indicated the Specific Plan text would include EIR mitigation measures as policy statements that would mitigate impacts at the time of development.*
- Will the Task Force have a chance to comment on the re-circulated EIR? *Yes. As individual stakeholders, like any other member of the public. Darryl indicated the EIR will be a program level EIR, and it will be circulated for public review. There are certain technical areas that can be worked on during the plan refinement process, but the environmental process cannot be completed until there is a revised project description.*
- The City Council has been updated on the CVSP several times, and there have also been study sessions on specific issues. The City Council has never been better informed on the process of a specific plan. The final plan would be consistent with what the City Council

has seen in the past, but with minor refinements. The City Council has asked a lot of good questions and has been supportive of the Plan.

- How many City Council study sessions have there been? *There have been nine Council Progress Reports and several study sessions on various CVSP issues. The materials are all posted on the CVSP website.*
- It is encouraging to know that the City Council has been updated on the Plan.
- How do the entitlements take into account the mobility issues that the EIR looked at?
- The City Council study sessions have been informative. The City Council has asked a lot of questions, and has not objected to the Plan during any of the study sessions.
- Will the plan refinements base land uses on the existing entitlements? Does Staff know what the current property owners want to do? Unclear on how to prepare the EIR with the existing entitlements. *Susan indicated Staff has met with property owners, and they have expressed interest in mixed use, but would still like to maintain their existing entitlements. The Plan would probably be designed with mixed use. Darryl added that staff know how to prepare the EIR, and the EIR would analyze the plan without the entitled street network as an alternative in the EIR.*
- Would like to respect existing entitlements and contracts.
- Hopes to get the Plan done before Councilmember Forrest Willams' term ends. Appreciates everyone's input.
- Would like to see a comprehensive plan. Enough time has been spent planning the project, now it is time to make some minor adjustments to the Plan.
- Direction from City Council is important. This is the most extensive specific plan in San Jose. The Task Force was formed and given charge by City Council direction. They also provided the City Council Vision and expected outcomes. The Task Force needs to provide its own vision and outcome statements to the City Council.
- When would the plan refinements be presented to the Task Force? *Susan indicated staff expects to present plan refinement concepts at the next Task Force meeting in February.*
- Would the public see the revised Plan before the Task Force? *Susan indicated that the Task Force will see the conceptual designs the same time as the public.*
- How would the Task Force get these plans? *Staff will mail out hard copies of the plan refinement concepts to the Task Force.*
- Work on the EIR and Specific Plan needs to be parallel. Need to be creative to find a way to make this happen. Appreciates the work that is happening.
- What is the difference between a program and project level EIR? What subsequent environmental review would be required for project level clearance? *Staff commented that this will be discussed at the next Task Force meeting.*

**4. CVSP Work Plan – Darryl Boyd, Principal Planner with the City of San Jose
Department of Planning, Building and Code Enforcement**
a. Discuss milestones for completion of the CVSP effort
b. 2008 Task Force Meeting Schedule

- The Task Force has given recommendations on the Plan that are related to the work plan. Suggested that staff revise the timeline to accelerate the schedule.

- What are the implications of having the City Council vote on Specific Plan before the EIR? *Darryl indicated that the Council will only consider the revised project description in March, and there will be a full Council public hearing on the CVSP package in early 2009. The work program is a work in progress. There is one correction: The work program indicates the Task Force's work would finish in the third quarter of this year, but it should be in the fourth quarter of this year. There is an urgency to get the revised project description for City Council consideration this March.*
- Concerned that there will be work done on the EIR that the Task Force would not get to comment on. *Darryl responded that this is the usual case.*
- Would the EIR be completed this year? *Darryl indicated that staff will work on the implementation strategy in the second quarter of this year. The draft zoning and revisions to the CVSP document will happen in the third quarter. The earliest that the EIR would be able to circulate is the fourth quarter. EIR certification hearings would happen in early 2009.*
- What would it take to complete the EIR this year? *Darryl indicated that the project description needs to be revised and then the draft EIR will be based on it. The completion of the entire process (to City Council) is not possible by December 2008.*
- There needs to be a different timeline so the EIR can be completed this year. *Darryl indicated that the revised project description would need to be finalized months ago to finish the EIR this year. There is a limit to how fast the technical analysis can be completed. There are also legal requirements that must be met. This is the best schedule that staff can put together.*
- Is the timing of the project due to resources or planning issues? *Darryl indicated that the EIR will analyze the impacts of the project. Cannot do analysis unless there is a refined project description. The biggest technical question is hydrology and flooding.*
- Need to see why the Plan cannot be completed by the end of the year. *Darryl indicated Staff will provide information at the February Task Force meeting.*
- The plan should be done by end of the year. Staff should have been working on plan within past couple of months. *Darryl indicated staff will come back with additional information on the timeline.*
- There should be more detailed chronology in the work plan.
- What was happening during the last few months when there were no meetings? *Susan indicated staff has been working on plan refinements and scopes of work.*
- There was a motion to have staff revise the work plan to incorporate the Task Force's feedback to complete the plan by the end of 2008 and include more detail in the timeline. This should be discussed at the next Task Force meeting. The motion was seconded and passed unanimously.

5. Public Comments

- David Marsland, a DeAnza College student representing Sierra Club Cool Cities, indicated that DeAnza students conducted studies in Coyote Valley and found that there is a wildlife corridor that runs through. Coyote Valley should be preserved; it is a critical wildlife corridor. Several species of animal and plants reside there. The land is worth more in its

natural state. Coyote Valley would cost the City a lot of money and would only benefit land owners and developers.

- Robert Snively, a San Jose resident, questions why the existing entitlements were not addressed six years ago, at the start of the project. Is the City willing to pay the costs of the conflicting interests?
- Mark Anthony Mederios indicated that a large segment of the population does not like the idea of building in Coyote Valley. The environmental impacts covered in EIR are not inline with the guiding principles. The proposed plan refinements are small, considering that there are going to be a lot more impacts identified in the EIR. The Plan is a misguided effort. Developing in Coyote Valley would destroy the ability to produce food and the wildlife corridor.
- Shanna Boigon, representing SCCAO Realtors, indicated that there are traffic problems on Santa Teresa Avenue in Morgan Hill. If the Plan has Santa Teresa Avenue end at the proposed lake, it would create the same problem that Morgan Hill has been dealing with. But she is excited about the proposed Plan.
- Chris Roberts, a San Jose District 2 resident, referenced the City's Green Vision. The CVSP draft EIR includes 58 pages of significant unavoidable impacts. The City can do better than that. The Plan needs to stop and refocus.
- Consuelo Crosby, a property owner in the Coyote Greenbelt, would like to see specific details about how the Greenbelt would be developed. She is trying to sell her land in the Greenbelt, but there is no interest.
- Dorothy Hinze, representing Sierra Club Cool Cities, would like the City to think about the responsibility they have to the community, and to stop planning for the development of Coyote Valley. Coyote Valley should be protected for farmland and habitat.
- Leila Forouhi, a San Jose State Student, indicated that the Plan is not going in the right direction. She questions why economic development needs to be industrial. The existing agriculture in Coyote Valley could be expanded on. Studies by DeAnza College students show there is ecological activity in Coyote Valley. The Task Force is not addressing these issues. The Draft EIR was inadequate.
- Jack Nadeau, representing the Greenbelt Alliance, Committee for Green Foothills, and the Sierra Club, indicated that Coyote Valley should be protected. The City should decide what is important: money, sustainability, or protecting the land? Coyote Valley is a bad place for development.
- Erica Stanojevic indicated that land needs to be protected. There are going to be fewer resources in 20 years. If development continues, there would not be enough water and food. San Jose needs to be sustainable. The EIR needs to be done by scientific groups.
- Georgia Woodfin indicated that downtown San Jose is in need of urban renewal. She does not understand why the City would turn Coyote Valley into something similar to downtown San Jose. The City needs to improve on already developed areas to encourage people to live in San Jose.

6. Adjourn

Co-chair Councilmember Forrest Williams thanked everyone for coming to the Task Force meeting.

He adjourned the meeting at approximately 7:30 p.m.

The next Task Force meeting will take place on February 11, 2008, from 5:30 to 7:30 p.m.

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