

*City of San Jose*  
***Coyote Valley Specific Plan***

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**Community Meeting Summary**  
**May 11, 2006**  
**Dr. Roberto Cruz Alum Rock Branch Library**

**Community Members Present**

Brian Boxall, Yoon Lee, Fred Lester, and Annie Saso.

**Task Force Members Present**

Ken Saso.

**Technical Advisory Committee (TAC) Members Present**

Jane Mark (County Parks).

**City and Other Public Agencies Staff Present**

Councilmember Nora Campos (Council District 5), Scarlett Li Lam (Council District 2), Todd Rufo (Council District 5), Laurel Prevetti (PBCE), Susan Walsh (PBCE), Ben Corrales (PBCE), Sylvia Do (PBCE), and Perihan Ozdemir (PBCE).

**Consultants**

Teifion Rice-Evans (Economic and Planning Systems), Jungjoo Pak (Economic and Planning Systems), and Eileen Goodwin (Apex Strategies).

**1. Welcome and Introductions**

The meeting convened at 6:35 p.m. with Eileen Goodwin, with Apex Strategies, welcoming everyone to the Coyote Valley Specific Plan (CVSP) community meeting.

Councilmember Nora Campos welcomed everyone to the community meeting. She indicated that the CVSP is a unique planning effort, and she encouraged the meeting attendees to provide input.

## **2. Agenda and CVSP Process Overview**

Eileen reviewed the meeting agenda. There would be opportunities for public comments at the end of each presentation.

## **3. Discussion of Land Use and Design Concepts for the CVSP**

Sylvia Do, a planner with the PBCE Department, provided an overview of the CVSP process. The City Council initiated the CVSP in August of 2002 and established 16 Vision and Expected Outcome statements. The draft specific plan document will be available in Summer 2006 and the Draft Environmental Impact Report (DEIR) will be released in Fall 2006. The CVSP is anticipated to be submitted to the City Council for consideration in 2007. Sylvia reviewed the CVSP outreach process and mentioned the members of the CVSP consultant team.

Sylvia reviewed the development of the CVSP and the principles upon which the plan was created. She discussed the environmental footprint, blue infrastructure, green infrastructure, transportation system, and the overall plan concept.

Susan Walsh, a senior planner with the PBCE Department, reviewed each of the thirteen CVSP planning areas. Upcoming City Council Study Sessions will have discussions regarding the draft CVSP Fiscal Impact Report, the draft Specific Plan, and the draft zoning. The CVSP Environmental Impact Report (EIR) will be available for public review in Fall 2006. The City will continue to have community meetings.

Community members provided the following questions and comments (Please note that comments are shown first, with responses in italics):

- Will Coyote Valley have medical clinics and facilities? *There is a CVSP medical services focus group, composed of representatives from non-profit and for profit medical groups that will be making a recommendation to the CVSP Task Force regarding a health care strategy over the next several weeks.*

## **4. Discussion of Draft Fiscal Impact Analysis**

Teifion Rice-Evans, with Economic and Planning Systems, explained that the purpose of the study is to determine whether the taxes generated by the CVSP development equal or exceed the cost of municipal services and to assess the fiscal implications. It is not a citywide budget forecast. In his presentation, Teifion explained the key components of General Fund revenues and expenditures, the fiscal dynamics of new development, and the overall approach and methodology to the study. He also discussed five of the phasing scenarios being considered by the Task Force – Strict Concurrency, Phased Concurrency, the existing General Plan Trigger, Placemaking, and Employment Jumpstart scenarios. Teifion provided a summary of the CVSP

project description and reviewed the overall approach and methodology of the draft CVSP Fiscal Impact Analysis report.

Jungjoo Pak, with EPS, presented information regarding the service delivery models and cost assumptions. The overall cost assumptions include a historical growth rate in costs and service levels at or above current citywide averages. The cost assumptions do not assume private funding. Jungjoo discussed General Fund expenditures for the City's general government as well as maintenance costs for Coyote Valley's 53-acre lake. Jungjoo reviewed the General Fund expenditures over the Coyote Valley build-out period based on the existing General Plan trigger scenario.

Jungjoo also presented information regarding the revenue assumptions used in the draft Fiscal Impact Analysis. She discussed the key assumptions for property tax, sales tax, other taxes and fees, and other General Fund revenues. Jungjoo reviewed the General Fund revenues over the Coyote Valley build-out period based on the existing General Plan trigger scenario.

Community members provided the following questions and comments:

- In regards to the fiscal information about the Parks, Recreation and Neighborhood Services (PRNS) Department, does the operations and maintenance cost of \$15,000 per acre include trails? *Yes.*
- If park acres are dictated by the pace of development, trails will also be dictated by the pace of development.
- In regards to Table 1 of the draft Fiscal Impact Analysis report, why does the General Fund expenditure for Scenario 5 differ from the other scenarios? *Coyote Valley buildout is Year 58 for all scenarios except Scenario 5, where the buildout year is estimated as Year 57.*
- The report does not include capital costs. When will the financing strategy be released? *The financing strategy will be available late Summer/early Fall.*

## **5. Public Comments**

The public provided the following questions and comments:

- Trails are currently located on the eastside of Monterey Road along Coyote Creek. Property owners provided land for that trail.
- The CVSP timeline previously indicated that Council would consider the plan for approval in September 2006. *The CVSP is now anticipated to be submitted to the Council for consideration in 2007.*
- Which mayoral candidate is most supportive of the CVSP? *Community members interested in asking Mayoral Candidates their perspective on issues such as the CVSP are welcomed to attend the United Neighborhoods mayoral candidates open forum on May 13, 2006 at the City Hall Council Chambers.*

- Will community meetings be held in Coyote Valley again? It will allow people to visit Coyote Valley, listen to the concerns of Coyote Valley property owners, and see the high level of community participation at community meetings in Coyote Valley. *Community meetings have been held throughout the City since it is an issue of citywide importance and there may be other meetings held in Coyote Valley.*

## **6. Next Steps/Adjourn**

The next Task Force meeting will be on May 22, 2006 to discuss affordable housing.

The meeting was adjourned at approximately 7:34 p.m.