



Memorandum

TO: COYOTE VALLEY SPECIFIC
PLAN TASK FORCE

FROM: Sal Yakubu

SUBJECT: SUMMARY OF TECHNICAL
ADVISORY COMMITTEE
AND EIR PUBLIC SCOPING
MEETING HELD ON 6/21/05

DATE: August 1, 2005

Approved

Date

Technical Advisory Committee Members Present:

Michele Beasley (Greenbelt Alliance), Nancy Bernardi (Guadalupe-Coyote Resource Conservation District), David Bischoff (City of Morgan Hill), Dawn Cameron (County Roads), Mike Griffis (County Roads), Mary Hughes (Habitat for Humanity), Jane Mark (County Parks), Dunia Noel (LAFCO), Mike Tasosa (VTA), George Tacke (VTA), Kerry Williams (Coyote Housing Group), Bill Smith (SCVWD), and Vincent Stephens (SCVWD).

Members of the Public Present:

Mr. and Mrs. Angulo, Miguel Angulo, Rosalie Cacitti, Craig Champion, Roger Costa, Richard DeSmet, Andrew Fuller, Liz Hirata, Sung Lee, Dennis Martin, Larry Johnson and Clark Smith.

City and Other Public Agency Staff Present:

Rachel Gibson (Office of Supervisor Don Gage), Sal Yakubu (PBCE), Darryl Boyd (PBCE), Susan Walsh (PBCE), Mike Mena (PBCE), Sylvia Do (PBCE) and Luke Vong (DOT).

Consultants Present:

Jodi Starbird (DJP&A), Judy Fenerty (DJP&A), and Eileen Goodwin (Apex Strategies).

1. Welcome and Introductions

The Technical Advisory Committee (TAC) and Environmental Impact Report (EIR) public scoping meeting convened at 3:05 p.m. Susan Walsh, Senior Planner with the Planning, Building and Code Enforcement Department (PBCE), provided an overview of the agenda. The purpose of the meeting was to discuss the scope of the Coyote Valley Specific Plan (CVSP) EIR.

2. Update on CVSP

A show of hands indicated that two people attended the May 26, 2005 community meeting. Susan indicated that the community meeting focused on refinements to the land plan concepts of four areas of the Coyote Valley Specific Plan (CVSP) area. These include the Gateway area on both sides of Monterey Road at Bailey Avenue, the community core area around the lake, the Palm Canyon area to the southwest, and the Santa Teresa corridor, which connects the core area to Palm Canyon. TAC members were provided a copy of the highlights of the PowerPoint presentation from their community meeting in their agenda packets. The full PowerPoint and the community meeting summary are posted on the CVSP website.

3. Discussion Regarding CVSP Environmental Impact Report and Notice of Preparation

Eileen Goodwin, with Apex Strategies, explained that the meeting would be transcribed by a court reporter, Melissa Williams. Responses to questions and comments presented during the meeting will be available in the Environmental Impact Report (EIR). A second EIR public scoping meeting is scheduled on the evening of July 22, 2005 at the Coyote Creek Golf Course. It would be structured similarly and contain the same information as today's meeting.

a. Purpose of Public Scoping Meeting

Jodi Starbird, Senior Project Manager at David J. Powers and Associates (DJP&A) - the environmental consulting firm hired to prepare the CVSP EIR – explained that the purpose of EIR public scoping meeting process is to provide an opportunity to identify environmental issues early in the EIR preparation process. It is a means of identifying the range of actions, alternatives, mitigation measures and significant effects to be analyzed in the EIR.

b. Project Overview

Darryl Boyd, Principal Planner with PBCE, indicated that he was the project manager for the CVSP EIR. A show of hands indicated that four people were not familiar with the CVSP. Darryl explained the CVSP project description, and its project goals and outcomes. The City Council initiated the CVSP in August of 2002 and appointed a 20-

member Task Force to guide the preparation of the Plan. The CVSP will be consistent with the Council's Visions and Expected Outcomes, the San Jose 2020 General Plan, and State and City specific plan legal requirements. The project area is approximately 7,000 acres, with approximately 3,500 acres planned for urban development. Projected land uses include approximately 15 million square feet of industrial development, 26,600 residential units, and 1.5 million square feet of retail. The Plan's core infrastructure elements are a multi-functional parkway, in-valley fixed-guideway transit, a focal lake for flood prevention and hydro management, and the realignment of Fisher Creek to its historical, more natural location.

c. EIR Process

Jodi explained the EIR process, which includes the NOP, public scoping meetings, the preparation of technical analysis and reports, preparation, circulation and review of the Draft EIR (DEIR), preparation of the Final EIR (FEIR) and its certification, City Council hearing and the Notice of Determination. The DEIR will be available on the CVSP website, via e-mail, at the City's libraries and at the New City Hall, and notification of its release will be advertised in local newspapers. All EIR-related comments should be submitted to Darryl Boyd. The FEIR will include text amendments, all the letters received, and responses to all comments. Jodi indicated that EIR certification does not necessarily mean that Council will approve the CVSP.

d. Environmental Issues and CEQA definitions

Jodi explained that the EIR analyzes environmental issues related to land use, transportation, air quality, noise, hydrology, geology and soils, biology, cultural resources, hazardous materials and hazards, visual and aesthetic resources, utilities and energy, and public facilities and services. The California Environmental Quality Act (CEQA) of 1970, defines "environment" as "the physical conditions which exist within the area which will be affected by the proposed project, including land, air, water, minerals, plants, animals, noise, and objects of historic and aesthetic significance." Traffic conditions within the area are also considered to be part of the environment. CEQA defines "significant effect or impact" as "a substantial, or potentially substantial, adverse change in the environment." The economic or social effects of a project shall not be treated as significant effects on the environment.

4. Open Forum on the EIR

- Larry Johnson, with the Guadalupe-Coyote Resource Conservation District, indicated that it was difficult to distinguish roads and creeks on the CVSP conceptual land use plan. He recommended that staff label streets. Larry asked why an Environmental Impact Statement (EIS) was not being prepared. Larry was also concerned with hydromodification and

whether Coyote Creek would affect other parts of San Jose downstream. He asked if the Plan includes recreation areas.

- Michele Beasley, with the Greenbelt Alliance, asked whether there would be any external transit connections to Coyote Valley besides Caltrain. She indicated that the Plan is growth-inducing on south Santa Clara County, Monterey County and San Benito County. Michele would like the Greenbelt Alliance's *Getting It Right* to be included in the CVSP EIR as a project alternative.
- David Bischoff, representing the City of Morgan Hill, indicated that the NOP was not specific enough; it is unclear as to what the EIR would analyze. The NOP did not address agricultural, traffic and noise mitigation. The EIR should address phasing. He would like to see a project alternative that addresses the jobs/housing balance. The number of non driving-industry jobs has been inconsistently represented. The NOP stated that there would be 3,000 non driving- industry jobs, whereas Laurel Prevetti, Deputy Director of the PBCE Department, indicated at the June 20, 2005 Task Force meeting that there would be 2,000 non-driving industry jobs. David asked how transportation is being defined (i.e. road widths, ordinances, etc).
- Dennis Martin, with the Home Builders Association of Northern California, indicated that it is crucial to evaluate phasing in the EIR. He would like a project alternative that emphasizes bicycle, pedestrian and equestrian trails, rather than cars. Dennis recommended that the EIR study the interface between the east side of Monterey Road and Coyote Creek. The EIR should also analyze the potential relocation of the Coyote Creek trail into the CVSP project area.

5. Adjourn

Susan indicated that the NOP review and comment period ends July 5, 2005 and comments should be sent to Darryl Boyd. The next TAC meeting will be on July 19, 2005 in the Old City Hall, room 106E (*Note: This meeting was cancelled and the next TAC meeting will be on Tuesday, August 16, 2005*). The next community meeting will take place on the evening of July 21, 2005 at the Coyote Creek Golf Club. (*Note: This meeting was cancelled and the next community meeting will be on Thursday, September 1, 2005.*) The next Task Force meeting will be on August 8, 2005 at New City Hall. (*Note: This meeting has been rescheduled to Monday, August 15, 2005*).

The meeting was adjourned at 4:00 p.m.