

*City of San Jose*

## ***Coyote Valley Specific Plan***

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### **Task Force Meeting #5**

151 West Mission Street, Room 202 a and b

Summary of the Meeting of  
August 11, 2003

#### **Task Force Members Present:**

Mayor Ron Gonzales (co-chair), Councilmember Forrest Williams (co-chair), Vice Mayor Pat Dando, Chuck Butters, Craige Edgerton, Dan Hancock, Don Gage, Doreen Morgan, Eric Carruthers, Helen Chapman, Gladwyn D'Souza, Jim Cunneen, Ken Saso, Neil Struthers, Russ Danielson, Steve Schott, Jr., Steve Speno, and Terry Watt.

#### **Task Force Members Absent:**

Chris Platten.

#### **Community Members Present:**

Kerry Williams, Michael Bomberger, Beverly Bryant, Tom Armstrong, Tim Steele, Leonard Washington, Len Grilli, Steve Kinsella, Wenai Morten, Karla Nemeth, Johanna Tuile, Tim Waller, Jean Rinaldo, Roger Costa, Pat Sausedo, Phyllis Ward, Janet Guitierrez, and Peter R. Siha.

#### **City and Other Agencies Staff Present:**

Jennifer Galliard (Mayor's Office), Anthony Drummond (District 2), Emily Moody (District 2), Denelle Fedor (District 10), Laurel Prevetti (PBCE), Joseph Horwedel (PBCE), Darryl Boyd (PBCE), Sal Yakubu (PBCE), Bill Scott (PBCE), Dave Mitchell (PRNS), Luke Vong (DOT), Ann Draper (County Planning), and Rachel Gibson (Supervisor Gage's Office).

## **Consultants:**

David Powers (David J Powers & Associates), Judy Shanley (DJP&A), Jodi Starbird (DJP&A), Tom Armstrong (HMH), Jim Thompson (HMH), and Bill Wagner (HMH).

### **1. Welcome**

The meeting convened at 5:30 p.m.

Co-chair Ron Gonzales opened the meeting by welcoming everyone in attendance to the fifth meeting of the Coyote Valley Specific Plan Task Force. He expressed his appreciation to the audience for attending and reminded Task Force members to sign-in. Members of the Task Force then introduced themselves.

### **2. Acceptance of May 12, 2003 Meeting Summary**

Co-chair Councilman Forrest Williams called for a motion to accept the meeting summary for May 12, 2003. A motion was made and accepted unanimously.

### **3. Overview of Existing Conditions, Constraints, and Opportunities Data Collection**

Ms Laurel Prevetti, Deputy Director of Planning, Building and Code Enforcement, introduced this agenda item by reviewing three handouts including: (1) a summary work plan depicting both the Specific Plan and Habitat Conservation Plan, (2) upcoming Task Force meeting topics, and (3) consultants' statements of qualifications.

Laurel pointed out that the summary work plan now contains work steps for the Habitat Conservation Plan. She explained that we are currently in the background assessment/existing information phase. This phase will provide a solid scientific base, and a thorough understanding of the Specific Plan area before we hire land planners later in the fall.

Laurel acknowledged the Coyote visioning project recently completed by the Greenbelt Alliance. In Spring 2004, it would be appropriate for the Greenbelt Alliance to present the results of their vision project to the Task Force. At that time the Task Force would be considering urban design alternatives. In the meantime, the City would continue to work with all interested stakeholders in the Specific Plan and Habitat Conservation Plan processes.

Laurel then introduced Mr. David Powers of David J. Powers and Associates (DJP&A) who is the lead consultant in the background assessment phase. David Powers expressed his gratitude for the opportunity to address the Task Force. He said his company has a long history of working in various geographic areas of Coyote Valley dating back to the 1970s. For the first time, the Coyote Valley Specific Plan (CVSP) creates an opportunity to do comprehensive data collection, compilation, and analysis for the entire area. He then introduced Judy Shanley, the President of David J. Powers & Associates (DJP&A), and Jodi Starbird who will be involved in the day-to-day management of the sub-consultants.

Using PowerPoint slides, Jodi provided an overview of the background assessment. She summarized the qualifications of all the other seven sub-consultants who she described as the best in the County if not the State. The consultants include HMM for civil engineering and infrastructure, Lowney Associates for hazardous materials, Schaaf & Wheeler for hydrology, Engeo for geology and soils, Basin Research Associates for archeology and historic resources, and Hexagon for transportation. DJP&A is managing the sub-consultants and coordinate the preparation of the existing conditions/opportunities and constraints report. Most of these consultants have worked in Coyote Valley individually and with each other. Jodi explained the project approach, which emphasizes the extensive use of existing data, and the collection of new data only when necessary with the intent to eliminate duplication of effort. Finally, Jodi discussed the various topics that will be presented at future Task Force Meetings. She expressed her confidence in the ability of the consultants to provide the City with excellent technical support for the Specific Plan and Habitat Conservation Plan (HCP).

The Task Force asked questions about funding, future opportunities for college facilities in Coyote Valley (specifically Gavlin College), and the choice of the consultant team. In regard to the funding of the Specific Plan and HCP Laurel explained that the City entered into a funding agreement with the Coyote Housing Group LLC to fund the planning effort, including the consultants. This agreement was approved by the City Council on June 24, 2003. She assured the Task Force that many land uses, including schools and other public/quasi-public uses, will be explored during the land planning process with the goal of developing a future balanced community in Coyote Valley. As for the choice of consultants, Laurel said they were selected based on their past excellence in working with the City and their knowledge and experience of the Coyote Valley area. The future land planning, and fiscal and economic analysis components of the project will be competitively bid.

#### **4. Habitat Conservation Plan Update**

Mr. Joe Horwedel, Deputy Director of Planning, Building and Code Enforcement, updated the Task Force on recent developments on the Habitat Conservation Plan since his last presentation in January 2003. Since then the City, County, Valley Transportation Agency (VTA) and the Santa Clara Valley Water District (SCVWD) have been working on a Memorandum of Understanding (MOU) to develop a county-wide Habitat Conservation Plan (HCP). Given its importance, the

City recently hired a facilitator at the cost of ten thousand dollars to help expedite the MOU, with the goal to seek approval of the MOU by the various agencies involved by September 2003. Joe indicated the enormity of coordination with other resource agencies, which is essential in order to complete an HCP by the expected completion date of the Specific Plan in December 2005. Joe also indicated that the County had begun investigating the availability of Federal funds for the preparation of the HCP and acquisition of mitigation lands. He said the City, County and other partners would shortly begin working on a Planning Agreement with the United States Fish and Wildlife Service to prepare an HCP consistent with the timing of the Coyote Valley Specific Plan.

The Task Force asked questions about the key resource agencies, the interdependence of the HCP and Specific Plan, the life of an HCP, and the effects of changes in leadership on HCPs. In response to the questions about the key resource agencies, Joe mentioned the United States Fish and Wildlife Service, State Department of Fish and Game, and the National Marine Fisheries as the relevant agencies for the HCP, with the City, County, VTA, and SCVWD as applicant. With respect to the interdependence of the Specific Plan and HCP, Joe explained that any development in Coyote Valley has to comply with an HCP. The Habitat Conservation Plan includes the preparation of an Environmental Impact Report/Environmental Impact Statement by clearly identifying project impacts, alternatives and mitigations. Most HCPs that are prepared independent of development do not make economic sense, and thus are seldom effective. Future development in Coyote Valley will benefit from the certainty of required mitigation and predictability of process with the resource agencies inherent in an HCP. As far as the life of a Habitat Conservation Plans, Joe explained that they could last for several decades, and be amended from time to time. In some cases it may even be possible to incorporate additional chapters adding new territory and/or species. Finally, in response to the effects of leadership changes, Joe indicated that the governing bodies of the HCP partners would approve the MOU, and ultimately the HCP. Therefore, the HCP would become binding policy for the City and partner agencies.

## **5. Public Comments**

Steve Kinsella, President of Gavlin College, expressed his appreciation to Supervisor Don Gage for his attention to Gavlin College, and for reminding the Task Force of the need to include the college and its future facility needs in the future land use plan for Coyote Valley.

## **6. Adjourn**

The meeting was adjourned at 6:25 p.m. The next meeting would be on September 8, 2003, and the one following would be on October 6, 2003.